

# Unit 603 - Poinciana Island

603 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11696122  
 Status: Active  
 Size: 2,265 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Additional Spaces Available, Covered Parking, Parking Garage  
 View: Canal, Intracoastal View, Water View  
 Rental Price: \$5,200  
 List PPSF: \$2  
 Valuated Price: \$1,100,000  
 Valuated PPSF: \$486

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

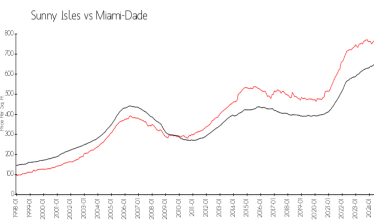
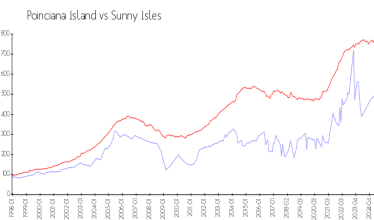
## Building Information

Number of units: 190  
 Number of active listings for rent: 3  
 Number of active listings for sale: 19  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

Poinciana Island Yacht & Racquet Club Condo Association  
 350 Poinciana Dr, Sunny Isles Beach,  
 FL 33160  
 (305) 947-2111

## Market Information



Poinciana Island: \$498/sq. ft.  
 Sunny Isles: \$757/sq. ft.

Sunny Isles: \$757/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Poinciana Island 10%  
 Sunny Isles 7%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Poinciana Island 145 days  
 Sunny Isles 111 days  
 Miami-Dade 86 days

