

Unit 1225 - Poinciana Island

1225 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11805383
 Status: Active
 Size: 2,500 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking

View:
 List Price: \$839,000
 List PPSF: \$336
 Valuated Price: \$1,076,000
 Valuated PPSF: \$430

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.

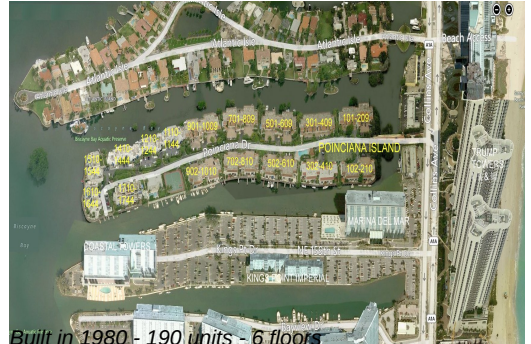
Building Information

Number of units: 190
 Number of active listings for rent: 3
 Number of active listings for sale: 15
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 4
 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

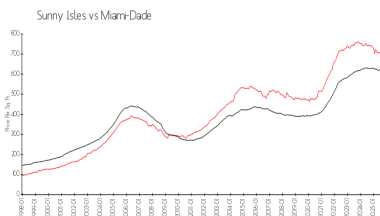
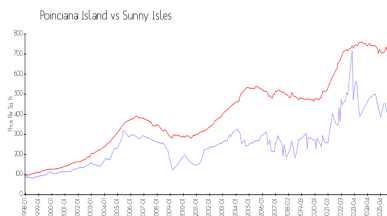
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Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1215	2,370 sq ft	Nov 2025	\$1,000,000	\$422
103	2,265 sq ft	Oct 2025	\$900,000	\$397
1111	2,370 sq ft	Aug 2025	\$1,050,000	\$443
1715	2,370 sq ft	Jul 2025	\$1,050,000	\$443
1224	2,500 sq ft	Apr 2025	\$965,000	\$386

Market Information



Poinciana Island: \$432/sq. ft.
 Sunny Isles: \$702/sq. ft.

Sunny Isles: \$702/sq. ft.
 Miami-Dade: \$668/sq. ft.

Inventory for Sale

Poinciana Island 8%
 Sunny Isles 7%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

Poinciana Island	104 days
Sunny Isles	113 days
Miami-Dade	77 days