

# Unit 1415 - Poinciana Island

1415 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11921456
Status:	Active
Size:	2,370 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Intracoastal View,Water View
Rental Price:	\$6,250
List PPSF:	\$3
Valuated Price:	\$1,000,000
Valuated PPSF:	\$422

*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

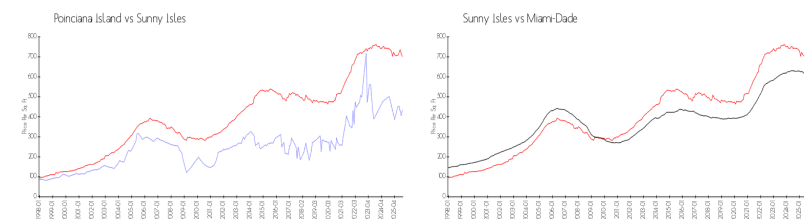
Number of units:	190
Number of active listings for rent:	3
Number of active listings for sale:	15
Building inventory for sale:	7%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Building Association Information

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

<https://>

## 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	78 days

