

Unit 206 - Poinciana Island

206 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	F10494859
Status:	Active
Size:	2,265 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Covered Parking,Deeded Parking,Detached
View:	
List Price:	\$1,396,000
List PPSF:	\$616
Valuated Price:	\$956,000
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.

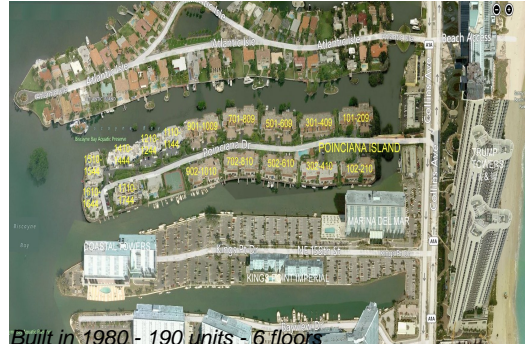
Building Information

Number of units:	190
Number of active listings for rent:	3
Number of active listings for sale:	13
Building inventory for sale:	6%
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://>



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:	\$691/sq. ft.
Sunny Isles:	\$691/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Poinciana Island	98 days
Sunny Isles	112 days
Miami-Dade	77 days