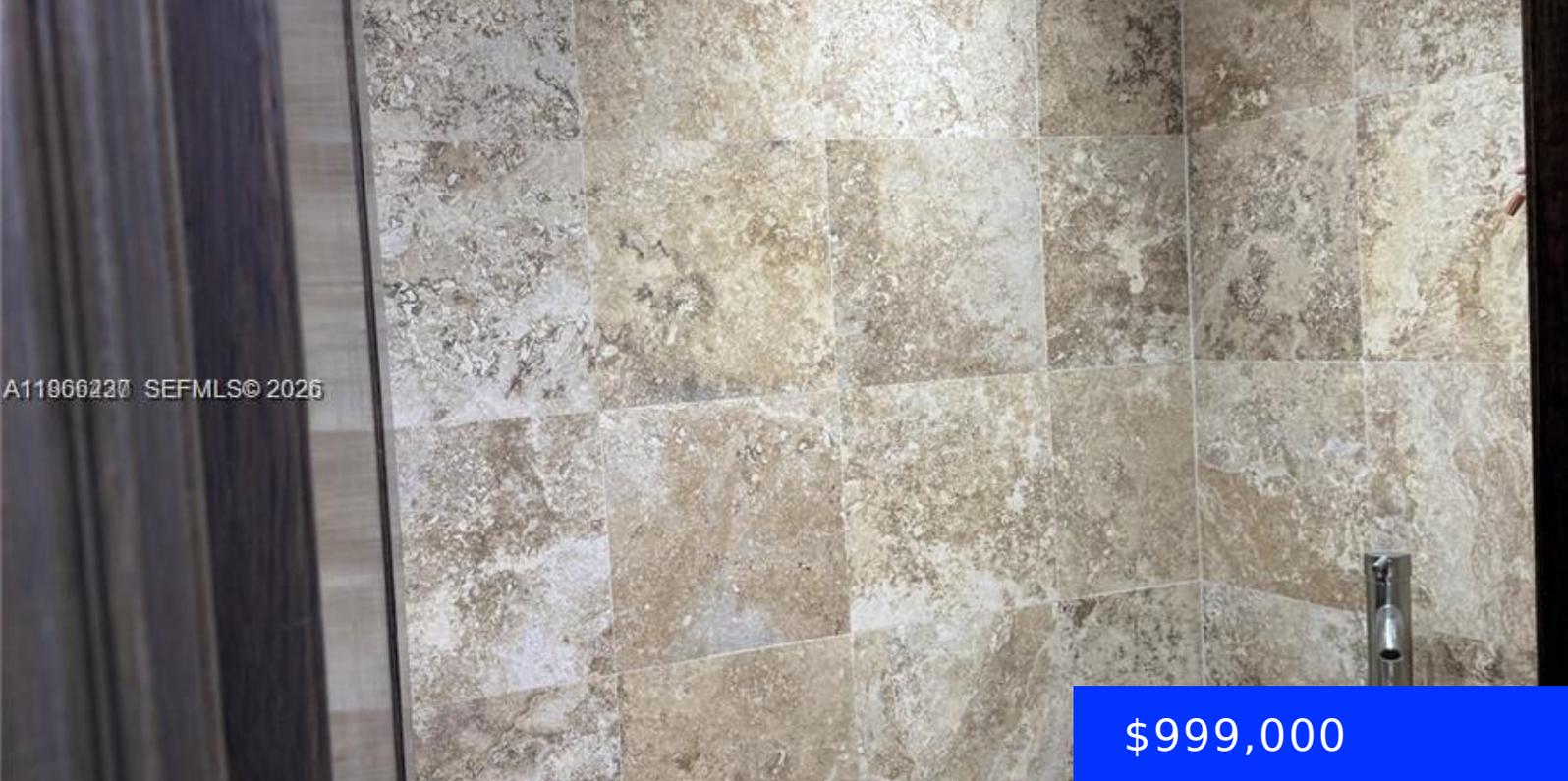


A11866237 SEFMLS© 2025



**\$999,000**

## **245 POINCIANA DR, SUNNY ISLES BEACH, FL, 33160**

<https://ritterproperties.com>

Spacious Waterfront Townhome on Private Island Beautiful 3 bed, 2.5 bath townhome with vaulted skylight ceilings, open kitchen, marble floors, and a patio with serene water views. Includes a one-car garage plus assigned front parking. Deeded dock fits up to a 20' . Enjoy a new roof, fresh exterior paint, impact front door, and airy, [...]

- 3 beds
- 2 baths
- Residential
- Townhouse
- Active
- 2265 sq ft

---

### **Basics**

**Date added:** Added 3 weeks ago

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 0 sq ft

**ListOfficeName:** The Reznik Group, Inc.

**View:** Bay, Canal, Water View

**ListAOR:** Miami Association of REALTORS®

**MLS ID:** A11966237

**Category:** Townhouse

**Status:** Active

**Bathrooms:** 2 baths

**Area:** 2265 sq ft

**SubdivisionName:** POINCIANA IS YT & RCQ CLU

**GarageSpaces:** 1

**UnitNumber:** 505

**EntryLevel:** 1

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## Building Details

**Cooling features:** Ceiling Fan(s), Central Air **Year built:** 1980

**NewConstructionYN:** No

**Heating:** Central

**Parking:** 2 Or More Spaces

**Building Name:** poinciana

**Exterior material:** Concrete Block Construction

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## Amenities & Features

**Features:** First Floor Entry

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Complex Fenced

**ExteriorFeatures:** East Of Us1, Tennis Court(s)

**GarageYN:** Yes

**CoolingYN:** Yes

**FireplaceYN:** No