



A11777321 © Miami MLS® 2025

**\$1,050,000**

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

<https://ritterproperties.com>

Beautiful waterfront townhouse on a private island in Sunny Isles featuring 4 bedrooms, 2.5 baths plus Office/Den, a large kitchen with new appliances, and a deeded boat slip with ocean access (no dock). Enjoy stunning intracoastal views, a scenic walking path, and fantastic amenities like pools, tennis, racquetball, and more. Just a 3-minute walk to [...]

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

### **Basics**



**Date added:** Added 1 month ago

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

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

**ListOfficeName:** Compass Florida, LLC

**View:** Intracoastal View

**ListAOR:** Miami Association of REALTORS®

**MLS ID:** A11777321

**Category:** Townhouse

**Status:** Active

**Bathrooms:** 2 baths

**Area:** 2265 sq ft

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

**GarageSpaces:** 1

**UnitNumber:** 806

**EntryLevel:** 1

## Building Details

**Cooling features:** Central Air

**NewConstructionYN:** No

**Heating:** Central

**Year built:** 1980

**Building Name:** POINCIANA

**Parking:** 2 Or More Spaces

## Amenities & Features

**Features:** First Floor Entry, Skylight, Walk-In Closet(s)

**Amenities:** Dishwasher

**ExteriorFeatures:** East Of Us1

**GarageYN:** Yes

**CoolingYN:** Yes

**FireplaceYN:** No

**Security Features:** Complex Fenced, Secured Garage/Parking, Security Patrol

**WindowFeatures:** Skylight

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

