

## 325 POINCIANA DR, SUNNY ISLES BEACH, FL, 33160

https://ritterproperties.com

Probably one of the most astonishing townhouses on Poinciana Island. Waterfront remodeled 3bedr + Office, 2.5bathr, 1car Garage + large driveway. Super close to beach (across Collins Ave), shopping, restaurants, best schools. Ample windows & patio by waterway. Open kitchen: quartz tops/peninsula/backsplash, new SS appl. Living/Dining area: lighted TVwall unit, light art and vaulted skylight, [...]

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

## Basics



| Date added: Added 4 months ago                 | Category: Townhouse                           |
|--|---|
| Type: Residential                              | Status: Active                                |
| Bedrooms: 3 beds                               | Bathrooms: 2 baths                            |
| Half baths: 1 half bath                        | <b>Area: 2265</b> sq ft                       |
| Lot size, sq ft: 0 sq ft                       | SubdivisionName: POINCIANA IS YT & RCQ<br>CLU |
| ListOfficeName: Grand Realty of America, Corp. | GarageSpaces: 1                               |
| View: Canal, Water View                        | UnitNumber: 905                               |
| ListAOR: Miami Association of REALTORS®        | EntryLevel: 1                                 |
| MLS ID: A11668500                              |   |
|  |   |

## **Building Details**

Cooling features: Central AirYear built: 1980NewConstructionYN: NoBuilding Name: POINCIANA IS YT & RCQ CLUHeating: CentralParking: 2 Or More Spaces, Attached Carport, Guest, Limited #<br/>Of Vehicle, No Rv/Boats

## **Amenities & Features**

**Features:** Den/Library/Office, First Floor Entry, Skylight, Vaulted Ceiling(s)

**Amenities:** Dishwasher, Disposal, Dryer, Electric Range, Electric Water Heater, Ice Maker, Microwave, Refrigerator, Wall Oven, Washer

ExteriorFeatures: East Of Us1

GarageYN: Yes

CoolingYN: Yes

FireplaceYN: No

**Security Features:** Smoke Detector, Complex Fenced, Card Entry, Guard At Site, Other, Security Patrol

WindowFeatures: Skylight, Blinds

Waterfront available: Yes AttachedGarageYN: Yes PoolPrivateYN: No

