



A11668500 © Miami MLS® 2024

**\$1,615,000**

## **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
- Residential
- Townhouse
- Active
- 2265 sq ft



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## Basics

**Date added:** Added 1 month ago

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

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

**ListOfficeName:** Grand Realty of America, Corp.

**View:** Canal, Water View

**ListAOR:** Miami Association of REALTORS®

**MLS ID:** A11668500

**Category:** Townhouse

**Status:** Active

**Bathrooms:** 2 baths

**Area:** 2265 sq ft

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

**GarageSpaces:** 1

**UnitNumber:** 905

**EntryLevel:** 1

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## Building Details

**Cooling features:** Central Air **Year built:** 1980

**NewConstructionYN:** No

**Building Name:** POINCIANA IS YT & RCQ CLU

**Heating:** Central

**Parking:** 2 Or More Spaces, Attached Carport, Guest, Limited #  
Of Vehicle, No Rv/Boats

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## Amenities & Features

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

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

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

**WindowFeatures:** Skylight, Blinds

**ExteriorFeatures:** East Of Us1

**Waterfront available:** Yes

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**CoolingYN:** Yes

**PoolPrivateYN:** No

**FireplaceYN:** No

