



**\$1,615,000**

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

<https://igorpresman.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, [...]



**Luz Bencich**

Grand Realty of America, Corp.

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



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## Building Details

<b>Cooling features:</b> Central Air	<b>NewConstructionYN:</b> No
<b>Building Name:</b> POINCIANA IS YT & RCQ CLU	<b>Heating:</b> Central
<b>Parking:</b> 2 Or More Spaces, Attached Carport, Guest, Limited # Of Vehicle, No Rv/Boats	

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## Amenities & Features

<b>Features:</b> Den/Library/Office, First Floor Entry, Skylight, Vaulted Ceiling(s)	<b>Security Features:</b> Smoke Detector, Complex Fenced, Card Entry, Guard At Site, Other, Security Patrol
<b>Amenities:</b> Dishwasher, Disposal, Dryer, Electric Range, Electric Water Heater, Ice Maker, Microwave, Refrigerator, Wall Oven, Washer	<b>WindowFeatures:</b> Skylight, Blinds
<b>ExteriorFeatures:</b> East Of Us1	<b>Waterfront available:</b> Yes
<b>GarageYN:</b> Yes	<b>AttachedGarageYN:</b> Yes
<b>CoolingYN:</b> Yes	<b>PoolPrivateYN:</b> No
<b>FireplaceYN:</b> No	

