



A11668500 © Miami MLS® 2024

**\$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, [...]

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



## Building Details

**Cooling features:** Central Air

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

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

**NewConstructionYN:** No

**Heating:** Central





# Amenities & Features

**Features:** Den/Library/Office, First Floor Entry, Skylight

**Amenities:** Dishwasher, Disposal, Dryer, Electric Range, Electric Water Heater, 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

