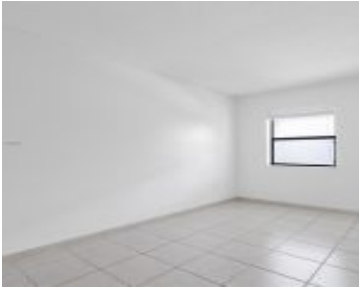


# 456 POINCIANA DR SUNNY ISLES BEACH FL 33160 456 POINCIANA DR 1620

<https://www.cays.com>



**\$999,900**

POINCIANA IS YT & RCQ CLUB CONDO UNIT 1620 UNDIV 0.5509% INT IN COMMON ELEMENTS OFF REC 10775-131 OR 14282-2359 0989 5 F/A/U 30-2214-021-167 A rare opportunity: direct views of the Oleta River from your home. Amazing two-story waterfront residence in a gated private island community across the street from the beach. Unique view from [...]

- 3 beds
- 2, 3 baths
- Condominium, Residential
- Condominium, Residential
- Active
- 2500 sq ft



## Basics



**Bathrooms Half:** 1

**Category:** Condominium, Residential

**Type:** Condominium, Residential **Status:** Active

**Bedrooms:** 3 beds

**Bathrooms:** 2, 3 baths

**Half baths:** 1 half bath

**Floors:** 2 floors

**Area:** 2500 sq ft

**Year built:** 1981

**View:** Bay

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

**County:** Miami-Dade

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## Property details

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

**Parcel Number:** 33160

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## Property Features

**Waterfront Features:** Bayfront

**Parking Features:** Attached,Garage,OneSpace

**Cooling:** CentralAir

**Cooling Y/N:** 1

**Garage Y/N:** 1

**Heating:** Central

**Heating Y/N:** 1

**Pets Allowed:** Conditional,Yes

**View:** Bay

**View Y/N:** 1

**Waterfront Y/N:** 1

**Stories Total:** 2

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## Rooms & Units Description

**Unit Number:** 1620

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## Location Details

**County Or Parish:** Miami-Dade



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## Building Details

**Architectural Style:** SplitLevel

**Covered Spaces:** 1

**Levels:** MultiSplit

**Construction Materials:** Block

**Garage Spaces:** 1

**Floor covering:** CeramicTile

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### Amenities & Features

**Pool Features:** Association

**Security Features:** ComplexFenced,SecurityGuard

**Accessibility Features:** AccessibleElevatorInstalled

**Waterfront Features:** Bayfront

**Exterior Features:** Balcony,Barbecue,Deck,TennisCourts

**Heating:** Central

**Appliances:**

Dryer,Dishwasher,Disposal,Microwave,Refrigerator,Washer

**Parking Features:** Attached,Garage,OneSpace

**Patio & Porch Features:** Balcony,Deck,Open

**Association Amenities:** BasketballCourt,BikeStorage,Clubhouse,FitnessCenter,Pool,SpaHotTub,TennisCourts

**Cooling:** CentralAir

**Furnished:** Unfurnished

**Interior Features:**

BedroomOnMainLevel,BreakfastArea,DualSinks,SecondFloorEntry,EatInKitchen,LivingDiningRoom,MainLevelPrimary,WalkInClosets,Elevator

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## Expenses, Fees & Taxes

**Association Fee:** \$1,470

**Tax Year:** 2023

**Tax Annual Amount:** \$11,508

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## Fees & Taxes

**Association Fee:** 1470

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## Miscellaneous

**Association Fee Frequency:** Monthly

**Listing Terms:** Cash,Conventional,FHA,VaLoan

**List Office Name:** Lumer Real Estate

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## Miscellaneous



**Above Grade  
Finished Area:**  
Sunny Isles  
Beach, FL

**Virtual Tour URL:**  
<https://www.propertypanorama.com/instaview/mia/A11571361>

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## Courtesy of

**Office Name:** Lumer Real Estate

