



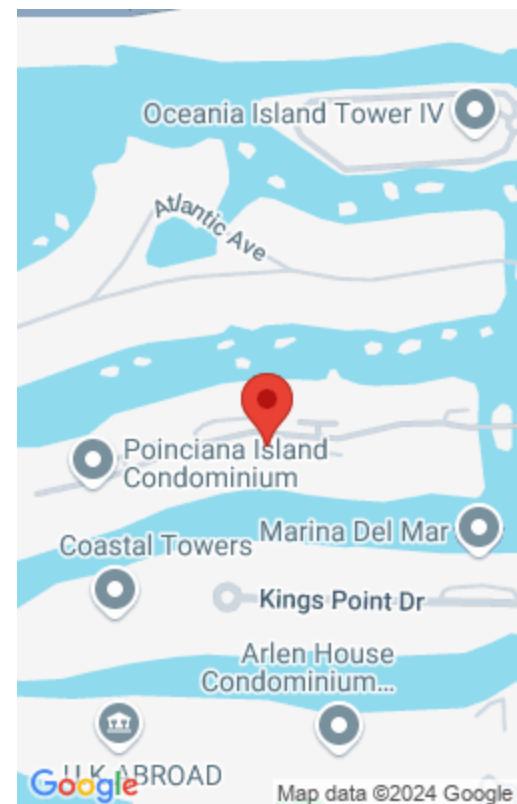
**\$875,000**

## **406 POINCIANA DR # 1725, SUNNY ISLES BEACH FL 33160**

<https://www.bravoregroup.com>

MUST SEE! ENJOY THIS FANTASTIC 2500-SQF DUPLEX WITH 3 BEDROOMS PLUS OFFICE/ROOM. LOCATED IN A SECURE 24/7 PRIVATE ISLAND COMMUNITY , JUST STEPS AWAY FROM THE BEACH. SPACIOUS OPEN KITCHEN WITH MARBLE COUNTER TOPS, 2 SINKS AND SS APPLIANCES. JACUZZI BATHROOM IN MASTER ROOM AND SECOND BATHROOM WITH STEAM SHOWER. TWO TERRACES ONE IN EACH [...]

- 3 beds
- 3 baths
- Condominium
- For Sale
- Active



**Call us now**

Phone: (305) 713-8000

Email: [Bravo@RealtyAgent.com](mailto:Bravo@RealtyAgent.com)

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## Property Features

**Status:** Active

**Type:** Condominium

**Bedrooms:** 3 beds

**Half Baths:** 1

**Lot Size Square Feet:** 0 sq ft

**Association Y/N:** Yes

**Tax Year:** 2022

**Waterfront Y/N:** Yes

**Original List Price:** \$875,000

**MLS ID:** A11713584

**Category:** For Sale

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

**Bathrooms:** 3 baths

**Living Square Feet:** 2500 sq ft

**Pets Allowed:** More Than 20 Lbs

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

**Tax Annual Amount:** \$12,605

**Date added:** Added 1 day ago

**DOM:** 1

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## Building Details

**Building Area Total:** 2500 sq ft

**Parking Features:** 1 Space, Assigned, Covered

**View:** Bay, Canal

**Covered Spaces:** 1

**Garage Spaces:** 1

**Garage Y/N:** Yes

**StoriesTotal:** 5

**Security Features:** Elevator Secure

**Building Name:** POINCIANA ISLAND

**Construction Materials:** CBS Construction

**Entry Level:** 2

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## Rooms

**Room Bedroom Features:** None

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## Amenities & Features



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

**View Y/N:** Yes

**Exterior Features:** Tennis Court(s)

**Waterfront Features:** Canal Front, Intracoastal Front

**Interior Features:** Second Floor Entry, Elevator

**Flooring:** Ceramic Floor

**Architectural Style:** Twin Home

**Appliances:** Dishwasher, Disposal, Ice Maker, Microwave, Washer

**Cooling Y/N:** Yes

**Cooling:** Central Air

**Heating:** Central

**Fencing:** Fenced



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