



Price: \$325,000		MLS Number: A12054885		Condo / Town Home	
3541 NW 99th Ter Unit 6A, Sunrise, Florida 33351 USA					
Beds: 3		Baths: 2		Half Baths: 1	
Living Area: 1,419		Unit: 6A		HOA Fees: \$572	
Year Built: 1984					
Community: NOB HILL AT WELLEBY CONDO			Subdivision: NOB HILL AT WELLEBY CONDO		
Elementary School: Welleby			Junior High: Westpine		
High School: Piper					

ABOUT THIS PROPERTY

LOCATION, FLEXIBILITY & VALUE! Welcome to this beautifully updated 3-bedroom, 2.5-bath townhome in the highly desirable location. The open-concept living and dining area features a large island with a half bath—perfect for guests, a home office, or flexible living arrangements. Upstairs, enjoy a spacious primary suite and an additional bedroom. The kitchen is equipped with modern stainless-steel appliances. The approximately 3-year-old A/C system, with a transferable warranty, provides added peace of mind. The property also includes a private parking space. This home offers exceptional value by covering roof, water, sewer, trash, exterior painting, and common-area maintenance. FHA-approved for first-time homebuyers, making it an excellent choice for those seeking flexibility. No upcoming assessments per the HOA. Ideally located just minutes from Sawgrass Mills, premier shopping and dining are just around the corner. Enjoy a beautifully updated home, a desirable community, and outstanding flexibility in one of the area's most convenient locations.



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