



Price: \$139,777

MLS Number: F10506386

Condo / Town Home

9440 Sunrise Lakes Blvd Unit 312, Sunrise, Florida 33322 USA

Beds: 2

Baths: 2

Taxes: \$2,774

Living Area: 850

Unit: 312

HOA Fees: \$584

Waterfront: YES

Year Built: 1978

Community: SUNRISE LAKES PHASE III

Subdivision: SUNRISE LAKES PHASE III

ABOUT THIS PROPERTY

55+ COMMUNITY, THIS TURN KEY, MOVE IN READY CORNER UNIT IS THE 3RD FLOOR OF THE WELL KEPT BUILDING #127. AWESOME WIDE WATER VIEWS FROM SCREENED IN PATIO. NEW APPLIANCES WITH CUSTOM CABINETS THROUGHOUT. REMODELED BATHROOMS EVEN HAS A JACUZZI BATH TUB. SECOND BATHROOM WIT A STAND UP SHOWER AND CUSTOM TILE. LIGHT AND BRIGHT COLORS, AND PLENTY OF NATURAL LIGHT. LOTS OF CLOSET SPACE. IT IS LOCATED RIGHT NEAR A CLUBHOUSE YEAR-ROUND HEATED POOL, SAUNA, BILLARD, TENNIS AND PICKLEBALL COURT. BY APPOINTMENT ONLY. NO SHOWINGS AFTER 6:00 P.M. OWNER OCCUPIED. ASSOCIATION REQUIRES \$2400 A MONTH NET INCOME AND 670 CREDIT SCORE. DON'T MISS THIS GREAT OPPORTUNITY!!

FEATURES

Community:	Community Laundry Facilities, Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Community Sauna(s), Courtesy Bus
Exterior:	Patio
Flooring:	Tile Flooring
General:	Housing for Older Persons
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Cooktop Range, Dishwasher, Ice Maker Line, Refrigerator
Interior:	Ceiling Fan(s)
Scenery:	Canal View, Canal Waterfront Property

PROPERTY
LOCATION



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