



Price: \$125,000

MLS Number: F10526514

Condo / Town Home

8300 Sunrise Lakes Blvd Unit 104, Sunrise, Florida 33322 USA

Beds: 2

Baths: 2

Taxes: \$2,096

Living Area: 850

Unit: 104

HOA Fees: \$544

Waterfront: YES

Year Built: 1974

Community: SUNRISE LAKES PHASE 2

Subdivision: SUNRISE LAKES PHASE 2

ABOUT THIS PROPERTY

Drastic reduction !!!Owner wants to sell!!!! Bring an Offer. Beautiful and spacious 2-bedroom, 2-bath condo located in the highly desirable Sunrise Lakes Phase 2, a 55+ active adult community. This unit features a remodeled bathroom and kitchen, ceramic tile flooring throughout, AC was replaced in 2024. Modern kitchen appliances and ample storage. Monthly association fee is \$544.00 and includes: pest control, basic cable, water, sewer, and trash pickup. New roof, new elevator and washer/dryers. Community amenities including pool, tennis courts, GYM and Club house near shopping,dining, and major highways. Schedule your tour - Also today! Great opportunity. The Association requires a 700 credit score. Annual income 35-40K. Application fee 150.00

FEATURES

Community:	Community Laundry Facilities, Pool Table(s), Community Clubhouse(s)
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s), Housing for Older Persons
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher
Interior:	Ceiling Fan(s)
Scenery:	Canal View

PROPERTY
LOCATION



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