



Price: \$90,000

MLS Number: F10532519

Condo / Town Home

9661 SUNRISE LAKES BLVD Unit 302, Sunrise, Florida 33322 USA

Beds: 2

Baths: 2

Taxes: \$532

Living Area: 850

Unit: 302

HOA Fees: \$577

Waterfront: YES

Year Built: 1980

Community: SUNRISE LAKES PHASE 3

Subdivision: SUNRISE LAKES PHASE 3

ABOUT THIS
PROPERTY

PRICE SLASHED-----MUST SELL!!!!-----SUNRISE LAKES PHASE 3---HOPA-- 55+--2/2- 3RD FLOOR----BEDROOMS HAVI
WALK IN CLOSETS--NEW AC 2025--ENCLOSED PATIO--WATERVIEW--ACCORDIAN SHUTTERS--MASTER HAS
IMPACT WINDOW--BUILDING HAS ELEVATOR & LAUNDRY ROOM--NO LEASING OR PETS--670 CREDIT
SCORE--MINIMUM MONTHLY INCOME \$3000---20% DOWN IF FINANCED--\$577 MONTHLY FEE INCLUDES: PRIVATE
SECURITY- WATER--TRASH--PEST CONTROL--SEWER--CABLE INTERNET---MULTIMILLION\$\$ CLUBHOUSE WITH
INDOOR/OUTDOOR POOLS---999 SEAT THEATRE--INDOOR
RACQUETBALL--TENNIS--SAUNAS-BILLIARDS---SHUFFLEBOARD--ACTIVITIES--9 HOLE GOLF COURSE---5
SATELLITE BUILDINGS WITH COMMUNITY ROOMS ---BILLIARDS---PICKLEBALL---BOCCI BALL---MINUTES FROM
SHOPPING---RESTAURANTS-----MALLS---PARKS--ENTERTAINMENT VENUES--CASINOS- MAJOR ROADS--& THE
BEACHES--

FEATURES

Community:	Community Laundry Facilities, Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Community Tennis Court(s), Courtesy Bus
Flooring:	Tile Flooring
General:	Elevator(s), Housing for Older Persons
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator
Interior:	Ceiling Fan(s), Walk-in Closet(s)
Recreation:	Tennis Court
Rooms:	Living/dining Room Combination
Scenery:	Canal View, Canal Waterfront Property, Garden View

PROPERTY
LOCATION



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