



Price: \$424,900		MLS Number: F10538079	Condo / Town Home
2641 N Flamingo Rd Unit 1105N, Sunrise, Florida 33323 USA			
Beds: 2	Baths: 2	Taxes: \$4,445	
Living Area: 1,271	Unit: 1105N	HOA Fees: \$1,202	
Waterfront: YES	Year Built: 2009		
Community: TAO SAWGRASS		Subdivision: TAO SAWGRASS	
Elementary School: Sawgrass		High School: Plantation High	

ABOUT THIS PROPERTY

Step into this spectacular 11th floor Luxury 2/2 Condo and be greeted by sweeping Panaroma east-west vistas that overlook an infinity-edge pool, tranquil lake and the glittering sunset of the Everglades. The open floor plan features a spacious living area, a convertible den perfect for a formal dining room, and two generous bedrooms—each with its own open balcony. Prime Location: Adjacent to Sawgrass Mall and the FLA Panthers Arena, with easy access to highways, airports, and plenty of dining and entertainment options. Luxury Amenities: Feng-shui inspired lobby, fully equipped gym, tennis courts, tropical pool area with EV charging stations. Private and Secure 3 deeded parking spots, and a storage unit. \$20K worth of upgraded electric/blackout blinds, and glamorous lighting fixtures.

FEATURES

Community:	Pool Table(s), Community In-door Swimming Pool, Picnic Area(s), Community Childrens Play Area', Putting Green, Community Sauna(s), Community Spa(s), Community Tennis Court(s), Extra Storage Available
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer
Interior:	Breakfast Bar, Pantry, Ceiling Fan(s), Walk-in Closet(s)
Parking:	Automatic Garage Door
Rooms:	Formal Dining Room, Foyer
Scenery:	Lake View, Lake Frontage, Waterview
Style:	Highrise

PROPERTY
LOCATION



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USA: + 1.954.884.5050
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