



Price: \$358,000

MLS Number: F10542965

Condo / Town Home

8454 NW 31st Ct, Sunrise, Florida 33351 USA

Beds: 2

Baths: 2

Taxes: \$5,494

Living Area: 1,123

HOA Fees: \$141

Year Built: 1982

Community: WATERSIDE VILLAS

Subdivision: WATERSIDE VILLAS

Elementary School: Horizon

Junior High: Tequesta Trace

High School: Western

ABOUT THIS PROPERTY

Waterside Villas in Sunrise is a well-maintained community offering comfort and convenience. This turnkey residence feature (NOV/DEC 2025) a new roof, new A/C, new flooring, new baseboards, updated electrical fixtures including lighting and ceiling fans, and freshly painted interior and exterior. Home was re-piped in 2013 with copper. The villa offers a spacious backyard ideal for grilling and entertaining and a scenic water view. Pool and clubhouse are a short walk from the townhome. Low monthly HOA. Centrally located near shopping, dining, and entertainment, including Sawgrass Mills Mall, the Florida Panther Arena, and nearby golf courses. Conveniently located 12 miles from Las Olas Boulevard and downtown Fort Lauderdale, and about 15 miles from FLL International Airport.

FEATURES

Community:	Community Clubhouse(s), Community In-door Swimming Pool
Exterior:	Patio
Fencing:	Fenced
Flooring:	Tile Flooring, Vinyl Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Ceiling Fan(s), Walk-in Closet(s), Cathedral Ceilings
Rooms:	Living/dining Room Combination

PROPERTY
LOCATION



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