



**Price: \$84,999**

**MLS Number: F10550457**

**Condo / Town Home**

**8460 Sunrise Lakes Blvd Unit 202, Sunrise, Florida 33322 USA**

**Beds: 2**

**Baths: 2**

**Taxes: \$1,905**

**Living Area: 850**

**Unit: 202**

**HOA Fees: \$544**

**Year Built: 1974**

**Community: SUNRISE LAKES PHASE II**

**Subdivision: SUNRISE LAKES PHASE II**

# ABOUT THIS PROPERTY

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2/2 Condo located in a 55+ community. 2 linen closets, a screened balcony, 2 walk-in closets. Lots of storage space. It's a rare opportunity to own a condo that allows rentals after 2 years of ownership. Great location near all activities. Association requirements: One person must be 55+, then all others 18+, maximum 4 people. Income is \$40,000. Credit score 700+, 20% minimum down payment, association holds 6 months of escrow for a few years. Community amenities include: swimming pool, club house, multiple activities, scheduled transportation to the stores.

## FEATURES

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|             |                                                                  |
|-------------|------------------------------------------------------------------|
| Community:  | Community Laundry Facilities                                     |
| Flooring:   | Tile Flooring                                                    |
| General:    | Elevator(s), Housing for Older Persons                           |
| Heat/Cool:  | Central Air Conditioning                                         |
| Inclusions: | Electric Range and Oven, Cooktop Range, Dishwasher, Refrigerator |
| Rooms:      | Living/dining Room Combination                                   |
| Scenery:    | Garden View                                                      |

PROPERTY  
LOCATION



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