





**Price: \$429,000**

**MLS Number: A11897880**

**Condo / Town Home**

**9125 NW 40th St, Sunrise, Florida 33351 USA**

**Beds: 4**

**Baths: 2**

**Half Baths: 1**

**Living Area: 1,848**

**HOA Fees: \$255**

**Year Built: 2002**

**Community: NEXT SUNRISE ENSEMBLE**

**Subdivision: NEXT SUNRISE ENSEMBLE**

**Elementary School: Welleby**

**Junior High: Westpine**

**High School: Piper**

## ABOUT THIS PROPERTY

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Short Sale - Pending Third Party Approval - Move-in ready 4-bedroom, 2.5-bath corner townhome with 1-car garage in the ground floor. Low-maintenance living. Nearly 1,900 sq. ft. of open living space features new modern vinyl flooring and a layout perfect for entertaining. Backyard, new roof (2025), and a low HOA covering security and lawn care. Pet-friendly (2 dogs up to 25 lbs). Close to parks and shopping.

# PROPERTY LOCATION

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Image



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