



**Precio: \$179,000**

**Numero de MLS: A11831133**

**Condominios/Town Home - SOLD**

**4255 N University Dr Unit 205, Sunrise, Florida 33351 USA**

**Cuartos: 2**

**Baños: 2**

**Area Habitable: 944**

**Unidad: 205**

**HOA Fees: \$614**

**Año construido: 1976**

**Comunidades: SPRINGCREST CONDO**

**Subdivisión: SPRINGCREST CONDO**

**Date Sold: 01/01/2026**

## ABOUT THIS PROPERTY

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FOR INVESTORS OR FOR LIVING! This is an investment opportunity of well-maintained 2 bed-2bath. 7% CAP RATE (cash flow around \$1,200/m). Great opportunity to own this beautiful and spacious condo very well kept and centrally located in the heart of Sunrise at a quiet gated community by the lake, Spring Crest Condominium. No minimum credit score required by association and no special assessments announced. Great amenities like pool, tennis, gym, laundry facilities on each floor in the building, clubhouse and BBQ. New paint on buildings, no restrictions on rent.

ASSOCIATION MONTHLY FEE INCLUDES: Common Area, Hot Water, Landscaping/Lawn Maintenance, Laundry Facilities, Outside Maintenance, Parking, Pool Service, Recreation Facilities, Security, Sewer, Trash Removal, Water.

# PROPERTY LOCATION

Image



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