



AJ1986643 SEFMLS© 2025



**Precio: \$309,000**

**Numero de MLS: A11986643**

**Condominios/Town Home**

**9777 Nob Hill Ct Unit 9777, Sunrise, Florida 33351 USA**

**Cuartos: 3**

**Baños: 2**

**Area Habitable: 1,216**

**Unidad: 9777**

**HOA Fees: \$714**

**Frente al Agua: YES**

**Año construido: 1988**

**Comunidades: VILLAS DE VENEZIA CONDO**

**Subdivisión: VILLAS DE VENEZIA CONDO**

**Escuela elementaria: Welleby**

**Escuela primaria: Westpine**

**Bachillerato: Piper**

## ABOUT THIS PROPERTY

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Investor's dream! Income-producing property with tenant in place—start earning immediately from closing. Currently rented with lease secured through February 3, 2027, providing stable and reliable cash flow. Bright corner unit featuring 3 bedrooms, 2 bathrooms, conveniently located on the first floor. Enjoy a spectacular lake view that enhances both living experience and rental value. Prime location in Villas de Venezia, Sunrise, just 5 minutes from Sawgrass Mills Mall. Situated in a high-demand rental area with modern amenities and spacious social areas. Great long-term upside—this opportunity won't last!

# PROPERTY LOCATION

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Image



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