





**Price:** \$99,500

**MLS Number:** A11916580

**Condo / Town Home**

**8595 Sunrise Lakes Blvd Unit 307, Sunrise, Florida 33322 USA**

<b>Beds:</b> 1	<b>Baths:</b> 1	<b>Living Area:</b> 640
<b>Unit:</b> 307	<b>HOA Fees:</b> \$456	<b>Waterfront:</b> YES
<b>Year Built:</b> 1974		
<b>Community:</b> SUNRISE LAKES 46 CONDO	<b>Subdivision:</b> SUNRISE LAKES 46 CONDO	
<b>Elementary School:</b> Horizon	<b>Junior High:</b> Bair	
<b>High School:</b> Plantation High		

## ABOUT THIS PROPERTY

---

Excellent conditions 1B/1B in highly desirable Sunrise Lakes 55+ Community. Serene water views , this unit offers the perfect blend of comfort, convenience, and value., large walk-in closet, and spacious pantry off the kitchen. Kitchen offers excellent opportunity for upgrades, with great renovation potential. Well-maintained building, unit is conveniently located off new elevator & laundry room. Views of lake from the 3rd Floor offers nature's escape. 2min walk to the community center & pool, 5min trip to grocery stores, hospital & restaurants, 10min to Sawgrass Mall. Safe and tranquil 55+ communityâ€”perfect for those who value low-maintenance living with everything close by.

PROPERTY  
LOCATION



©2025 | BREC REALTY GROUP, LLC,  
YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050  
[BREC@BRECREALTY.COM](mailto:BREC@BRECREALTY.COM) | [PRIVACY POLICY](#) |  
[ACCESSIBILITY](#)

