



BLDG. 183
2704
N.W. 104th AVE.



Price: \$290,000		MLS Number: A11935742		Condo / Town Home	
2704 NW 104th Ave Unit 309, Sunrise, Florida 33322 USA					
Beds: 2		Baths: 2		Living Area: 1,370	
Unit: 309		HOA Fees: \$585		Waterfront: YES	
Year Built: 1986					
Community: SUNRISE LAKES 183 CONDO			Subdivision: SUNRISE LAKES 183 CONDO		
Elementary School: Nob Hill			Junior High: Bair		
High School: Piper					

ABOUT THIS PROPERTY

Discover this beautifully updated 2-bedroom, 2-bath condo in Sunrise Lakes Phase IV, a sought-after 55+ community in Sunrise. The modern kitchen features granite countertops and backsplash, stainless steel appliances, and wood cabinetry. A separate laundry room provides a washer and dryer for added convenience. Throughout the home, impact glass windows and doors offer enhanced energy efficiency—a rare benefit in the community. Elegant wood flooring flows through every room, tying the space together with style. Both bathrooms feature walk-in showers. The condo also includes a tankless water heater. Residents enjoy a satellite dish across the building. Maintenance covers basic cable, water, pest control, trash, insurance, pools, golf, clubhouse, gym, bus service, and more. The location is convenient to major highways, Fort Lauderdale International Airport, beaches, Sawgrass Mills Mall, and shopping. This move-in ready condo offers modern updates and comfort that are sure to impress even the most discerning buyers. Residents enjoy a variety of amenities and activities, including live shows and concerts in a 1,000-seat theater, a gym, sparkling pools, and meeting rooms. Clubs, games, dances, and social gatherings. This community promotes an active and social lifestyle, or you can simply sav the quiet of elegant living. This property is the seamless, move-in ready.



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