



Price: \$245,000

MLS Number: A11937276

Condo / Town Home

2601 N Nob Hill Rd Unit 402, Sunrise, Florida 33322 USA

Beds: 2

Baths: 2

Living Area: 1,370

Unit: 402

HOA Fees: \$713

Waterfront: YES

Year Built: 1997

Community: SUNRISE LAKES 201 CONDO

Subdivision: SUNRISE LAKES 201 CONDO

Elementary School: Nob Hill

Junior High: Bair

High School: Piper

ABOUT THIS PROPERTY

Resort-style 55+ (HOPA) living at its finest in highly sought-after Sunrise Lakes Phase 4â€”featuring the newest buildings in Florida lifestyle with a spectacular amenities: golf, pickleball, tennis, fitness center/gym, multiple pools, lakes, basketball, and showsâ€”plus so much more to keep your calendar full and your days active. This spacious 2-bedroom / 2-bathroom residence offers breathtaking panoramic views of the golf course, shimmering lakes, and tennis courts from several roomsâ€”perfect for enjoying evenings with a view. The layout is impressively generous, with large rooms throughout, including a dedicated laundry room for convenience. The kitchen is both functional and inviting, featuring stainless steel appliances and a charming breakfast area for coffee, or hosting friends for brunch. A standout feature is the open pass-through window connection, creating an easy flow between the kitchen and the living/family areas. Additional highlights include IMPACT WINDOWS, providing peace of mind, energy efficiency, and protection. Whether you are looking for a seasonal retreat or a full-time residence, this penthouse condo delivers the perfect balance of space. Your beautiful opportunity to live where every day feels like a vacation!



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YOUR REAL ESTATE ADVISOR IN MIAMI
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BREC@BRECREALTY.COM | [PRIVACY POLICY](#) |
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