



A11937276 SEFMLS © 2026

**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

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Resort-style 55+ (HOPA) living at its finest in highly sought-after Sunrise Lakes Phase 4—featuring the newest buildings in Florida lifestyle with a spectacular amenities: golf, pickleball, tennis, fitness center/gym, multiple pools, lakes, basketball, and shows—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 rooms—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 a sense of security. Whether you're looking for a seasonal retreat or a full-time residence, this penthouse condo delivers the perfect balance of space. Your best opportunity to live where every day feels like a vacation!

# PROPERTY LOCATION

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Image



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