



**Price: \$525,000**

**MLS Number: A11956375**

**Single Family**

**8331 NW 44th Ct, Sunrise, Florida 33351 USA**

**Beds: 3**

**Baths: 2**

**Living Area: 1,197**

**Lot Square Feet: 7,352**

**HOA Fees:**

**Year Built: 1980**

**Community: CITY OF LAUDERHILL SEC 1**

**Subdivision: CITY OF LAUDERHILL SEC 1**

**Elementary School: Banyan**

**Junior High: Westpine**

**High School: Piper**

## ABOUT THIS PROPERTY

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Discover this charming 3-bedroom, 2-bathroom single-family home offering 1,197 square feet of comfortable living space in a quiet cul-de-sac street with no through traffic, this residence provides the perfect blend of privacy and convenience. Step inside and you'll be enhanced by soaring vaulted ceilings and abundant natural light streaming through oversized windows. The freshly painted interior is a move-in ready canvas for your personal style. The inviting kitchen features warm wood cabinetry and modern stainless steel appliances including a dishwasher, microwave, and self-cleaning oven. The thoughtful layout includes a main-level master suite and stacked second bedrooms, with a staircase leading through the main living areas while vinyl flooring complements the additional bedrooms. Enjoy seamless indoor-outdoor living with large windows that open onto a screened lanai overlooking the expansive, fully fenced backyard complete with a mature fruit-bearing avocado tree, perfect for entertaining. One car garage, washer/dryer, and an entrance foyer. Ideally located between University Drive and Pine Island Road, near Sawgrass Mills Mall, diverse dining, and entertainment. Don't miss this opportunity to call this welcoming home yours! TENANT LEASE EXPIRES 2026. Perfect for Investor or owner that wants cashflow from Day 1.

# PROPERTY LOCATION

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Image



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