



**Price: \$250,000**

**MLS Number: A11963215**

**Condo / Town Home**

**2981 N Nob Hill Rd Unit 306, Sunrise, Florida 33322 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,250**

**Unit: 306**

**HOA Fees: \$687**

**Waterfront: YES**

**Year Built: 1986**

**Community: SUNRISE LAKES 172 CONDO**

**Subdivision: SUNRISE LAKES 172 CONDO**

**Elementary School: Nob Hill**

**Junior High: Bair**

**High School: Piper**

## ABOUT THIS PROPERTY

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Location, location, location. Beautifully updated 2-bedroom, 2-bath corner unit located in the highly desirable 55+ community of Sunrise Lakes Phase 4. This spacious condo offers abundant natural light, modern laminate floors, and an upgraded kitchen. Enjoy peaceful afternoons on the screened balcony with relaxing water and golf course views. The unit includes in-unit washer & dryer, plenty of storage, and is conveniently located on the 3rd floor with elevator access. Resort-style amenities include a clubhouse, indoor & outdoor pools, tennis and pickleball courts, a fully equipped gym, sauna, billiards room, theater, and community shuttle. Maintenance includes water, cable, internet, and access to top-tier recreational facilities. Ideally located near shopping, restaurants, major highways, the airport, and beaches. Perfect for those seeking comfort, convenience, and an active lifestyle.

# PROPERTY LOCATION

Image



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