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A12017347 SEFMLS © 2026

**Price: \$135,000**

**MLS Number: A12017347**

**Condo / Town Home**

**3050 E Sunrise Lakes Dr Unit 402, Sunrise, Florida 33322 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 924**

**Unit: 402**

**HOA Fees: \$405**

**Year Built: 1974**

**Community: QUAIL RUN OF SUNRISE**

**Subdivision: QUAIL RUN OF SUNRISE**

**Elementary School: Village**

**Junior High: Bair**

**High School: Plantation High**

## ABOUT THIS PROPERTY

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Spacious 2BR/2BA, 924 sq ft 4th-floor residence at Quail Run of Sunrise Unit Two – a quiet 55+ active adult community of Sunrise, FL. Comfortable layout with assigned parking in a well-maintained building. Community amenities include a pool, clubhouse, and more, perfect for an active South Florida lifestyle. HOA RESTRICTIONS – Quail Run Unit Two (HOPA 55+ Community): – At least 55 years old; no occupant under age 21 may reside more than 30 days. – Buyer requirements: minimum 685 credit score; minimum 15% down payment. – Leasing: owner must hold title 25 months before leasing; max 1 lease per 12 months; lease cap of 15 rentals at any one time. – 1 assigned parking space; no commercial vehicles; no business use of unit. – Buyer must prepay 1 year of maintenance fees at closing. Prime location minutes from Sawgrass Mills, Amerant Bank Arena, top rated shopping (Sawgrass, I-595, Florida's Turnpike). Easy access to Fort Lauderdale beaches and FLL Airport. Buyer to verify all restrictions. Property is rented until Sept 30 2026

# PROPERTY LOCATION

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YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050

[BRECO@BRECREALTY.COM](mailto:BRECO@BRECREALTY.COM) | [PRIVACY POLICY](#) |  
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