



**\$245,000**

## **2601 NOB HILL RD, SUNRISE, FL, 33322**

<https://ritterproperties.com>

Resort-style 55+ (HOPA) living at its finest in highly sought-after Sunrise Lakes Phase 4—featuring the newest buildings in the community! Enjoy the South Florida lifestyle with a spectacular amenities: golf, pickleball, tennis, fitness center/gym, multiple pools, lakes, basketball, and a stunning 1,000-seat theater shows—plus so much more to keep your calendar full and your days [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1370 sq ft

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### **Basics**



**Date added:** Added 2 months ago

**Type:** Residential

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 0 sq ft

**ListOfficeName:** Excellence Realty Group, Inc.

**UnitNumber:** 402

**EntryLevel:** 4

**Category:** Condominium

**Status:** Active

**Bathrooms:** 2 baths

**Area:** 1370 sq ft

**SubdivisionName:** SUNRISE LAKES 201 CONDO

**View:** Garden View, Golf View, Water View

**ListAOR:** Miami Association of REALTORS®

**MLS ID:** A11937276

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## Building Details

**Cooling features:** Central Air

**NewConstructionYN:** No

**Heating:** Central

**Parking:** 1 Space, Additional Spaces Available, Assigned, Limited # Of Vehicle, No Rv/Boats, No Trucks/Trailers

**Year built:** 1997

**Building Name:** Phase 4 Sunrise Lakes

**Exterior material:** CBS Construction, Concrete Block Construction

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## Amenities & Features

**Features:** Utility Room/Laundry, Walk-In Closet(s)

**Amenities:** Dishwasher, Disposal, Dryer, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer

**ExteriorFeatures:** On Golf Course, None

**GarageYN:** No

**CoolingYN:** Yes

**FireplaceYN:** No

**Security Features:** Complex Fenced, Guard At Site

**WindowFeatures:** Partial Impact Glass, Blinds

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

