



A11783254 © Miami MLS® 2025

**\$209,500**

## **8787 39TH ST, SUNRISE, FL, 33351**

<https://ritterproperties.com>

**\*\*INCREDIBLE INVESTOR OPPORTUNITY- CAN RENT IMMEDIATELY UPON PURCHASE- MARKET RENT IS UPWARDS OF \$2300- INVESTOR FRIENDLY ASSOCIATION\*\* THIS 2/2 CONDO ON THE TOP FLOOR WITH VAULTED CEILINGS IN LIVING ROOM OFFERS A SPACIOUS FLOORPLAN WITH UPDATED BATHROOMS AND A BEAUTIFUL SCREENED IN BALCONY OVERLOOKING THE LAKE. UPDATED KITCHEN W/ CHERRY WOOD CABINETS WITH GRANITE COUNTERTOPS, [...]**

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

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### **Basics**



**Date added:** Added 3 days ago

**Type:** Residential

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

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

**ListOfficeName:** Cutting Edge Investments & Realty Inc

**UnitNumber:** 8787

**EntryLevel:** 2

**Category:** Condominium

**Status:** Active

**Bathrooms:** 2 baths

**Area:** 900 sq ft

**SubdivisionName:** PRESERVE AT AVERY LAKES,Preserve at Avery

**View:** Lake

**ListAOR:** Miami Association of REALTORS®

**MLS ID:** A11783254

## Building Details

**Cooling features:** Ceiling Fan(s), Central Air

**NewConstructionYN:** No

**Exterior material:** CBS Construction

**Parking:** 1 Space, Guest

**Year built:** 1985

**Building Name:** Preserve at Avery lakes

**Heating:** Central

## Amenities & Features

**Features:** Pantry, Second Floor Entry, Vaulted Ceiling(s), Walk-In Closet(s)

**Amenities:** Dishwasher, Dryer, Electric Range, Refrigerator, Washer

**ExteriorFeatures:** Other, Screened Balcony

**GarageYN:** No

**CoolingYN:** Yes

**FireplaceYN:** No

**Security Features:** Other

**WindowFeatures:** Blinds

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

