



**\$275,000**

## **9846 NOB HILL LN, SUNRISE, FL, 33351**

<https://ritterproperties.com>

Investor's Dream in Sunrise! Spacious 2-bedroom, 2-bath condo in the desirable Villas de Venezia community, featuring serene lake views from the private balcony. This unit offers a bright open floor plan, tile flooring, and a well-equipped kitchen. The primary bedroom includes an en-suite bathroom and walk-in closet. Currently rented for \$1,875/month through February 27, 2026 [...]

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

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### **Basics**



**Date added:** Added 1 month ago

**Type:** Residential

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

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

**ListOfficeName:** Goldpen Realty Group

**UnitNumber:** 9846

**EntryLevel:** 3

**Category:** Condominium

**Status:** Active

**Bathrooms:** 2 baths

**Area:** 986 sq ft

**SubdivisionName:** VILLAS DE VENEZIA CONDO

**View:** Lagoon

**ListAOR:** Miami Association of REALTORS®

**MLS ID:** A11758683

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## Building Details

**Cooling features:** Central Air, Electric **Year built:** 1988

**ArchitecturalStyle:** Garden Apartment **NewConstructionYN:** No

**Building Name:** Vills de Venezia **Exterior material:** CBS Construction

**Heating:** Central, Electric **Parking:** 1 Space, Assigned, Limited # Of Vehicle

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## Amenities & Features

**Features:** Third Floor Entry

**Security Features:** Smoke Detector, Security Patrol

**Amenities:** Dishwasher, Disposal, Dryer, Electric Range, Electric Water Heater, Refrigerator, Self Cleaning Oven, Washer

**WindowFeatures:** Blinds

**ExteriorFeatures:** Barbeque, Open Balcony, Tennis Court(s)

**Waterfront available:** No

**GarageYN:** No

**AttachedGarageYN:** No

**CoolingYN:** Yes

**PoolPrivateYN:** No

**FireplaceYN:** No

