

# Unit 9853 Nob Hill Ct - Villas de Venezia

9853 Nob Hill Ct - 9777-9799 Nob Hill Ct, Sunrise, FL, Broward 33351

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11590247  |
| Status:         | Active     |
| Size:           | 986 Sq ft. |
| Bedrooms:       | 2          |
| Full Bathrooms: | 2          |
| Half Bathrooms: |            |
| Parking Spaces: | 2 Spaces   |
| View:           | Lake       |
| Rental Price:   | \$2,200    |
| List PPSF:      | \$2        |
| Valuated Price: | \$275,000  |
| Valuated PPSF:  | \$279      |

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

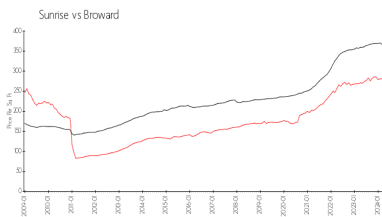
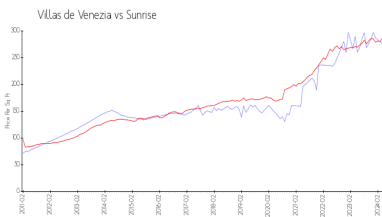
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 320 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 4   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

Villas de Venezia  
 9979 Nob Hill Pl,  
 Sunrise, FL 33351  
 (954) 748-6059

## Market Information



|                    |               |          |               |
|--------------------|---------------|----------|---------------|
| Villas de Venezia: | \$272/sq. ft. | Sunrise: | \$281/sq. ft. |
| Sunrise:           | \$281/sq. ft. | Broward: | \$351/sq. ft. |

## Inventory for Sale

|                   |    |
|-------------------|----|
| Villas de Venezia | 1% |
| Sunrise           | 3% |
| Broward           | 4% |

## Avg. Time to Close Over Last 12 Months

|                   |         |
|-------------------|---------|
| Villas de Venezia | 35 days |
| Sunrise           | 58 days |
| Broward           | 69 days |

