

# Unit 9846 Nob Hill Ln - Villas de Venezia

9846 Nob Hill Ln - 9777-9799 Nob Hill Ct, Sunrise, FL, Broward 33351

## Unit Information

MLS Number:	A11618749
Status:	Active
Size:	986 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Assigned Parking
View:	
List Price:	\$295,000
List PPSF:	\$299
Valuated Price:	\$261,000
Valuated PPSF:	\$265

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:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

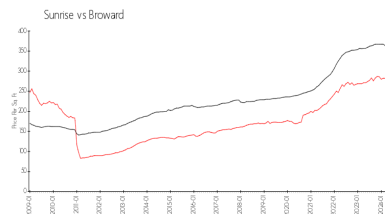
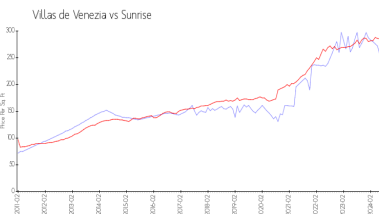
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9996	986 sq ft	May 2024	\$278,000	\$282
9950	744 sq ft	Apr 2024	\$219,999	\$296
9858	986 sq ft	Apr 2024	\$295,000	\$299
9940	744 sq ft	Dec 2023	\$210,000	\$282
9894	744 sq ft	Dec 2023	\$224,000	\$301

## Market Information

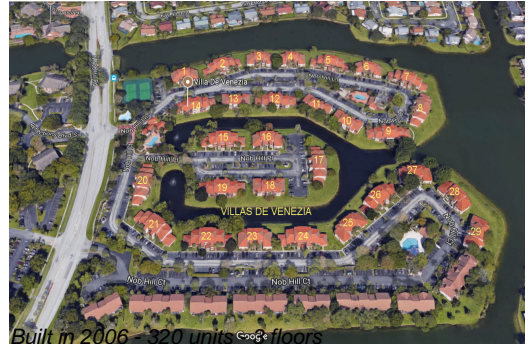


Villas de Venezia: \$255/sq. ft.  
 Sunrise: \$285/sq. ft.

Sunrise: \$285/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Villas de Venezia	1%
Sunrise	3%
Broward	4%



## **Avg. Time to Close Over Last 12 Months**

Villas de Venezia	38 days
Sunrise	62 days
Broward	70 days