

# Unit 4025 N Nob Hill Rd # 301 - Sunrise Island 1-2-3

4025 N Nob Hill Rd # 301 - 3905 N Nob Hill Rd, Sunrise, FL, Broward 33351

## Unit Information

MLS Number: A11630671  
 Status: Active  
 Size: 1,074 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$225,000  
 List PPSF: \$209  
 Valuated Price: \$205,000  
 Valuated PPSF: \$191

*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: 185  
 Number of active listings for rent: 0  
 Number of active listings for sale: 15  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

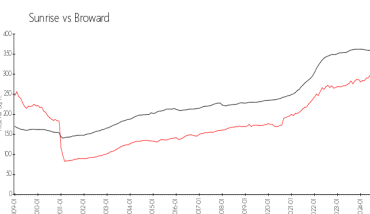
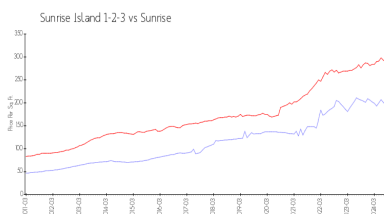
## Building Association Information

Sunrise Island Condo Association  
 3955 N Nob Hill Rd  
 Sunrise, FL 33351  
 Phone number (954) 742-3035

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
310	1,052 sq ft	Sep 2024	\$205,000	\$195
107	1,074 sq ft	Jun 2024	\$230,000	\$214
108	1,074 sq ft	Jun 2024	\$205,000	\$191
210	1,074 sq ft	Apr 2024	\$205,000	\$191
203	1,074 sq ft	Feb 2024	\$200,000	\$186

## Market Information

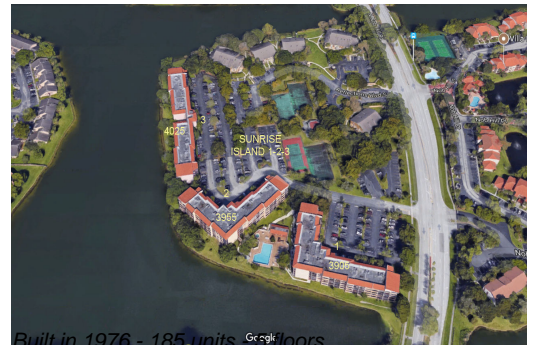


Sunrise Island 1-2-3: \$191/sq. ft.	Sunrise: \$282/sq. ft.
Sunrise: \$282/sq. ft.	Broward: \$339/sq. ft.

## Inventory for Sale

Sunrise Island 1-2-3	8%
Sunrise	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Sunrise Island 1-2-3	63 days
Sunrise	69 days
Broward	74 days