

# Unit 9952 Nob Hill Ln - Villas de Venezia

9952 Nob Hill Ln - 9777-9799 Nob Hill Ct, Sunrise, FL, Broward 33351

## Unit Information

MLS Number:	A11660730
Status:	Rented
Size:	986 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Canal
Rental Price:	\$2,000
List PPSF:	\$2
Valuated Price:	\$270,000
Valuated PPSF:	\$274

*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.*

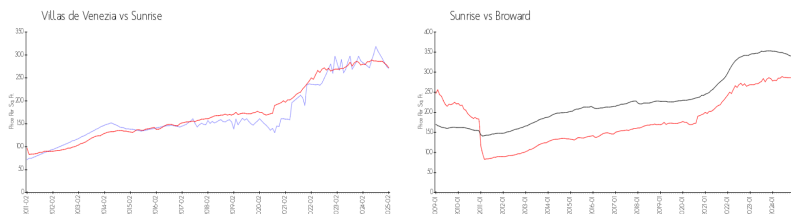
## Building Information

Number of units:	320
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	0%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Building Association Information

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

## Market Information



Villas de Venezia:	\$265/sq. ft.	Sunrise:	\$267/sq. ft.
Sunrise:	\$267/sq. ft.	Broward:	\$324/sq. ft.

## Inventory for Sale

Villas de Venezia	1%
Sunrise	5%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Villas de Venezia	68 days
Sunrise	78 days
Broward	84 days

