

Unit 8040 N Sunrise Lakes Dr # 106 - Sunrise Lakes 23-34

8040 N Sunrise Lakes Dr # 106 - 2600-2950 W Sunrise Lakes Dr, Sunrise, FL, Broward 33322

Unit Information

MLS Number:	A11767082
Status:	Active
Size:	640 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$99,000
List PPSF:	\$155
Valuated Price:	\$94,000
Valuated PPSF:	\$147

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:	432
Number of active listings for rent:	0
Number of active listings for sale:	18
Building inventory for sale:	4%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	6

Building Association Information

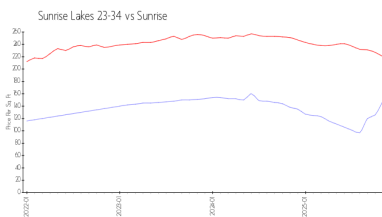
Sunrise Lakes Condominium Association Address: 8100 Sunrise Lakes Dr N, Sunrise, FL 33322
Phone: +1 954-741-0446

<https://sunriselakesone.com/>

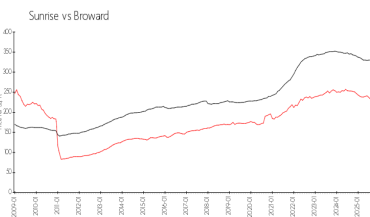
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
302	850 sq ft	Nov 2025	\$128,000	\$151
309	850 sq ft	Oct 2025	\$109,000	\$128
112	850 sq ft	Oct 2025	\$110,000	\$129
108	640 sq ft	Oct 2025	\$80,000	\$125
109	850 sq ft	Oct 2025	\$100,000	\$118

Market Information



Sunrise Lakes 23-34: \$149/sq. ft.
Sunrise: \$220/sq. ft.



Sunrise: \$220/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Sunrise Lakes 23-34	4%
Sunrise	5%
Broward	4%



Avg. Time to Close Over Last 12 Months

Sunrise Lakes 23-34	148 days
Sunrise	80 days
Broward	88 days