

# Unit 8280 Sunrise Lakes Blvd # 307 - Sunrise Lakes 35-59

8280 Sunrise Lakes Blvd # 307 - 8100-8600 Sunrise Lakes Blvd, Sunrise, FL, Broward 33322

## Unit Information

MLS Number: A11896560  
 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: \$102,000  
 List PPSF: \$159  
 Valuated Price: \$82,000  
 Valuated PPSF: \$128

*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: 900  
 Number of active listings for rent: 0  
 Number of active listings for sale: 29  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 35  
 Number of sales over the last 6 months: 17  
 Number of sales over the last 3 months: 6

## Building Association Information

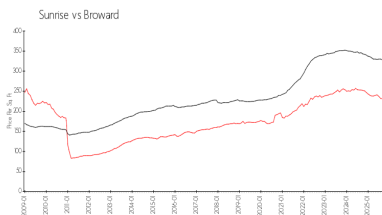
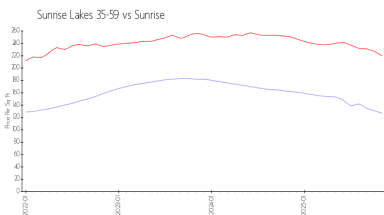
Sunrise Lakes Condominium Association  
 8100 Sunrise Lakes Dr N,  
 Sunrise, FL 33322,  
 Phone: +1 954-741-0446

<https://sunriselakesone.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
208	640 sq ft	Nov 2025	\$55,000	\$86
202	850 sq ft	Oct 2025	\$111,777	\$132
205	640 sq ft	Oct 2025	\$63,000	\$98
308	640 sq ft	Oct 2025	\$70,000	\$109
107	640 sq ft	Oct 2025	\$80,000	\$125
204	850 sq ft	Oct 2025	\$113,000	\$133

## Market Information

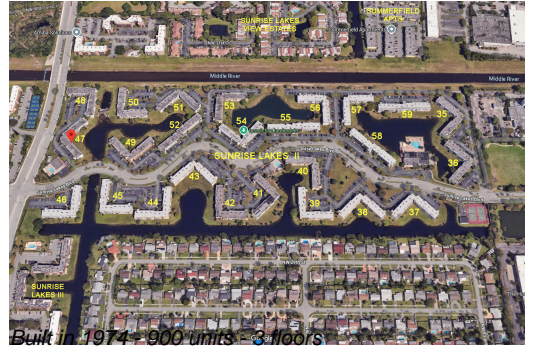


Sunrise Lakes 35-59: \$127/sq. ft.  
 Sunrise: \$220/sq. ft.

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

## Inventory for Sale

Sunrise Lakes 35-59 3%



Sunrise	5%
Broward	4%

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

Sunrise Lakes 35-59	108 days
Sunrise	80 days
Broward	88 days