

# Unit 3955 N Nob Hill Rd # 101 - Sunrise Island 1-2-3

3955 N Nob Hill Rd # 101 - 3905 N Nob Hill Rd, Sunrise, FL, Broward 33351

## Unit Information

MLS Number: A11902751  
 Status: Active  
 Size: 1,074 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking  
 View:  
 List Price: \$219,000  
 List PPSF: \$204  
 Valuated Price: \$161,000  
 Valuated PPSF: \$150

*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: 10  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

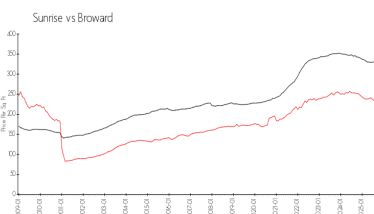
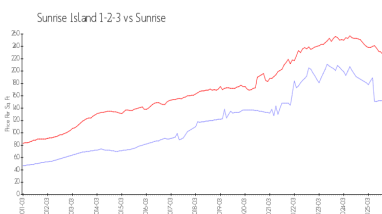
Sunrise Island Condo Association  
 3955 N Nob Hill Rd  
 Sunrise, FL 33351  
 Phone number (954) 742-3035

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	884 sq ft	Jun 2025	\$162,000	\$183
402	1,074 sq ft	May 2025	\$205,000	\$191
208	938 sq ft	Mar 2025	\$140,000	\$149
210	1,052 sq ft	Mar 2025	\$210,000	\$200

## Market Information

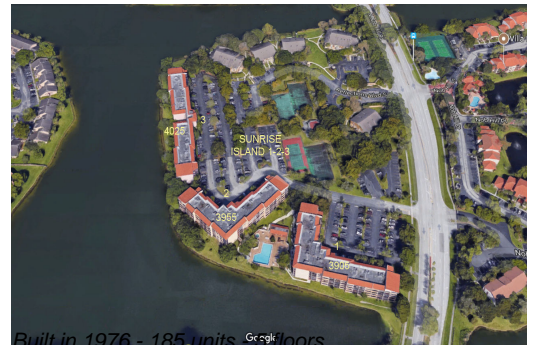


Sunrise Island 1-2-3: \$153/sq. ft.  
 Sunrise: \$220/sq. ft.

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

## Inventory for Sale

Sunrise Island 1-2-3: 5%  
 Sunrise: 5%  
 Broward: 4%



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

Sunrise Island 1-2-3	79 days
Sunrise	80 days
Broward	88 days