

Unit 8305 Sunrise Lakes Blvd # 312 - Sunrise Lakes 35-59

8305 Sunrise Lakes Blvd # 312 - 8100-8600 Sunrise Lakes Blvd, Sunrise, FL, Broward 33322

Unit Information

MLS Number: A11946432
 Status: Active
 Size: 850 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View:
 List Price: \$125,000
 List PPSF: \$147
 Valuated Price: \$106,000
 Valuated PPSF: \$125

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: 27
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 31
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 3

Building Association Information

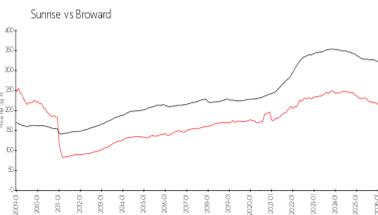
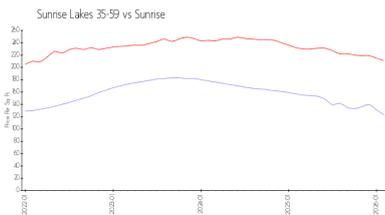
Sunrise Lakes Condominium Association
 8100 Sunrise Lakes Dr N,
 Sunrise, FL 33322,
 Phone: +1 954-741-0446

<https://sunriselakesone.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
307	640 sq ft	Feb 2026	\$56,000	\$88
307	640 sq ft	Feb 2026	\$56,000	\$88
307	640 sq ft	Feb 2026	\$90,000	\$141
301	850 sq ft	Dec 2025	\$120,000	\$141
301	850 sq ft	Dec 2025	\$120,000	\$141

Market Information



Sunrise Lakes 35-59: \$123/sq. ft.
 Sunrise: \$211/sq. ft.

Sunrise: \$211/sq. ft.
 Broward: \$306/sq. ft.

Inventory for Sale

Sunrise Lakes 35-59: 3%
 Sunrise: 6%



Broward

6%

Avg. Time to Close Over Last 12 Months

Sunrise Lakes 35-59

104 days

Sunrise

86 days

Broward

89 days