

# Unit 3955 N Nob Hill Rd # 202 - Sunrise Island 1-2-3

3955 N Nob Hill Rd # 202 - 3905 N Nob Hill Rd, Sunrise, FL, Broward 33351

## Unit Information

MLS Number:	F10416416
Status:	Active
Size:	1,052 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
Rental Price:	\$2,000
List PPSF:	\$2
Valuated Price:	\$205,000
Valuated PPSF:	\$191

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.

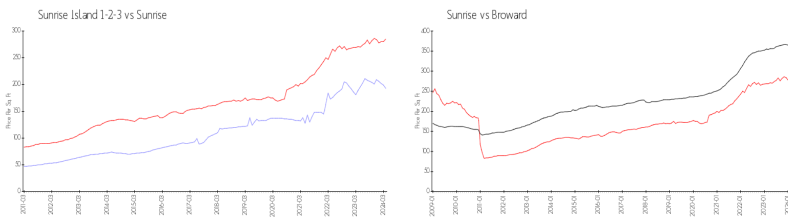
## Building Information

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:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

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

## Market Information



Sunrise Island 1-2-3:	\$193/sq. ft.	Sunrise:	\$285/sq. ft.
Sunrise:	\$285/sq. ft.	Broward:	\$353/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Sunrise Island 1-2-3	33 days
Sunrise	57 days
Broward	68 days

