

# Unit 8225 Sunrise Lakes Blvd # 305 - Sunrise Lakes 35-59

8225 Sunrise Lakes Blvd # 305 - 8100-8600 Sunrise Lakes Blvd, Sunrise, FL, Broward 33322

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | F10500449  |
| Status:         | Active     |
| Size:           | 640 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: | 0          |
| Parking Spaces: | 1 Space    |
| View:           |            |
| List Price:     | \$114,900  |
| List PPSF:      | \$180      |
| 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

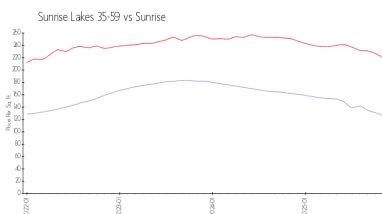
Sunrise Lakes Condominium Association  
8100 Sunrise Lakes Dr N,  
Sunrise, FL 33322,  
Phone: +1 954-741-0446

<https://sunriselakesone.com/>

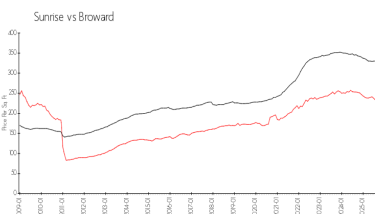
## Recent Sales

| 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



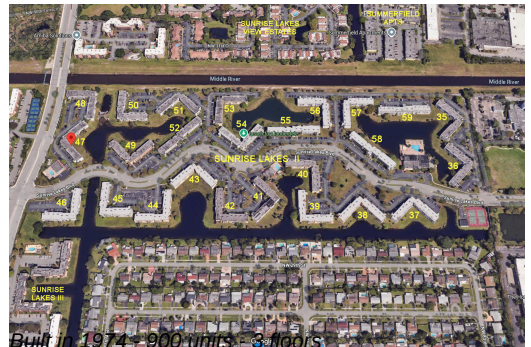
Sunrise Lakes 35-59: \$127/sq. ft.  
Sunrise: \$220/sq. ft.



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  |