

Unit 8280 Sunrise Lakes Blvd # 306 - Sunrise Lakes 35-59

8280 Sunrise Lakes Blvd # 306 - 8100-8600 Sunrise Lakes Blvd, Sunrise, FL, Broward 33322

Unit Information

MLS Number:	F10531111
Status:	Active
Size:	640 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$98,000
List PPSF:	\$153
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

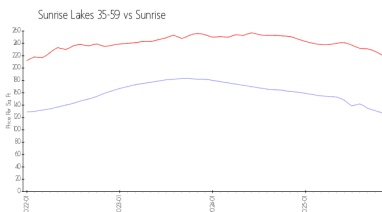
Sunrise Lakes Condominium Association
8100 Sunrise Lakes Dr N,
Sunrise, FL 33322,
Phone: +1 954-741-0446

<https://sunriselakesone.com/>

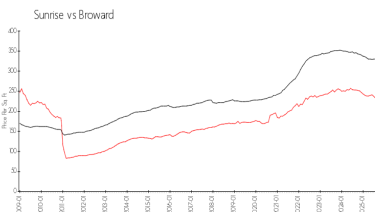
Recent Sales

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



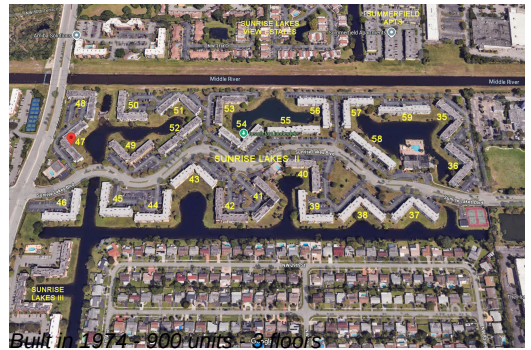
Sunrise Lakes 35-59: \$127/sq. ft.
Sunrise: \$220/sq. ft.



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

Inventory for Sale

Sunrise Lakes 35-59 3%



Sunrise	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

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