

# Unit 3051 E Sunrise Lakes Dr # 302 - Sunrise Lakes 2-22

3051 E Sunrise Lakes Dr # 302 - 2600-2950 W Sunrise Lakes Dr, Sunrise, FL, Broward 33322

## Unit Information

MLS Number:	F10538536
Status:	Active
Size:	850 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$119,000
List PPSF:	\$140
Valuated Price:	\$91,000
Valuated PPSF:	\$107

*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:	720
Number of active listings for rent:	0
Number of active listings for sale:	33
Building inventory for sale:	4%
Number of sales over the last 12 months:	28
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	7

## Building Association Information

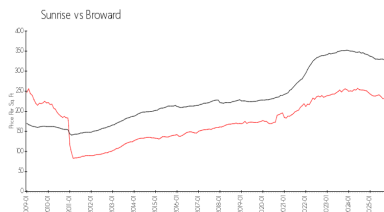
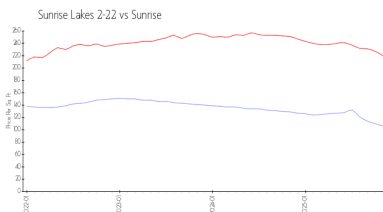
Sunrise Lakes Condominium Association  
Address: 8100 Sunrise Lakes Dr N,  
Sunrise, FL 33322  
Phone: +1 954-741-0446

<https://sunriselakesone.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202	850 sq ft	Dec 2025	\$50,000	\$59
112	850 sq ft	Dec 2025	\$110,000	\$129
110	850 sq ft	Nov 2025	\$83,000	\$98
301	850 sq ft	Oct 2025	\$128,000	\$151
106	640 sq ft	Oct 2025	\$75,000	\$117
201	850 sq ft	Oct 2025	\$180,000	\$212

## Market Information



Sunrise Lakes 2-22: \$106/sq. ft.  
Sunrise: \$220/sq. ft.

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

## Inventory for Sale

Sunrise Lakes 2-22 5%



Sunrise	5%
Broward	4%

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

Sunrise Lakes 2-22	116 days
Sunrise	80 days
Broward	88 days