

# Unit 8040 N Sunrise Lakes Dr # 303 - Sunrise Lakes 23-34

8040 N Sunrise Lakes Dr # 303 - 2600-2950 W Sunrise Lakes Dr, Sunrise, FL, Broward 33322

## Unit Information

MLS Number: F10554300  
 Status: Active  
 Size: 850 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Canal  
 List Price: \$92,777  
 List PPSF: \$109  
 Valuated Price: \$98,000  
 Valuated PPSF: \$115

*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: 432  
 Number of active listings for rent: 0  
 Number of active listings for sale: 18  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 2

## Building Association Information

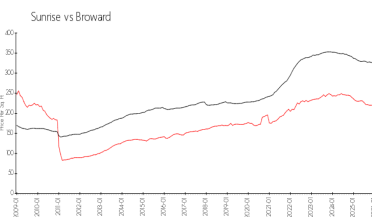
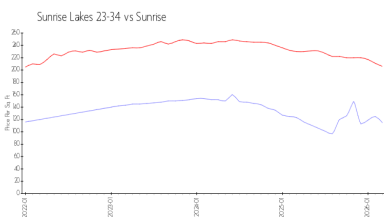
Sunrise Lakes Condominium Association Address: 8100 Sunrise Lakes Dr N, Sunrise, FL 33322  
 Phone: +1 954-741-0446

<https://sunriselakesone.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
207	640 sq ft	Feb 2026	\$71,000	\$111
304	850 sq ft	Feb 2026	\$120,000	\$141
101	850 sq ft	Dec 2025	\$94,999	\$112
302	850 sq ft	Nov 2025	\$128,000	\$151
309	850 sq ft	Oct 2025	\$109,000	\$128
112	850 sq ft	Oct 2025	\$110,000	\$129
108	640 sq ft	Oct 2025	\$80,000	\$125
109	850 sq ft	Oct 2025	\$100,000	\$118
109	850 sq ft	Oct 2025	\$100,000	\$118

## Market Information



Sunrise Lakes 23-34: \$115/sq. ft.  
 Sunrise: \$206/sq. ft.

Sunrise: \$206/sq. ft.  
 Broward: \$304/sq. ft.

## Inventory for Sale



Sunrise Lakes 23-34	4%
Sunrise	6%
Broward	6%

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

Sunrise Lakes 23-34	159 days
Sunrise	88 days
Broward	89 days