

Unit 3001 E Sunrise Lakes Dr # 308 - Sunrise Lakes 2-22

3001 E Sunrise Lakes Dr # 308 - 2600-2950 W Sunrise Lakes Dr, Sunrise, FL, Broward 33322

Unit Information

MLS Number:	RX-11049019
Status:	Active
Size:	640 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Lake
List Price:	\$85,000
List PPSF:	\$133
Valuated Price:	\$68,000
Valuated PPSF:	\$106

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:	32
Building inventory for sale:	4%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	7

Building Association Information

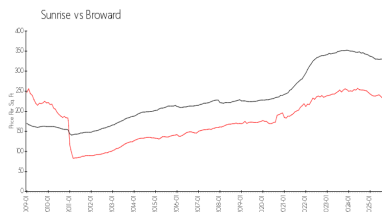
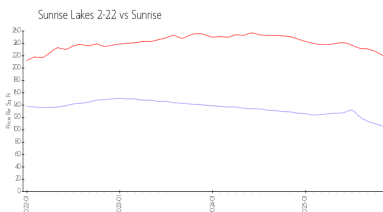
Sunrise Lakes Condominium Association
Address: 8100 Sunrise Lakes Dr N,
Sunrise, FL 33322
Phone: +1 954-741-0446

<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

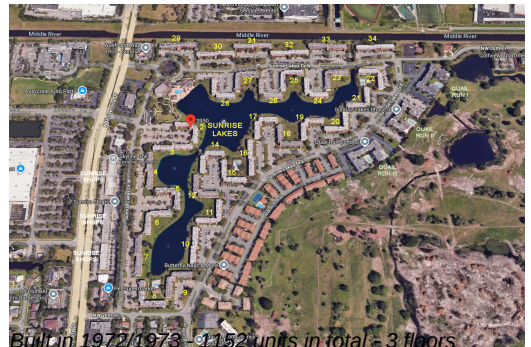


Sunrise Lakes 2-22: \$106/sq. ft.
Sunrise: \$220/sq. ft.

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

Inventory for Sale

Sunrise Lakes 2-22 4%



Sunrise	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Sunrise Lakes 2-22	108 days
Sunrise	80 days
Broward	88 days