



A11531971 © Miami MLS® 2024

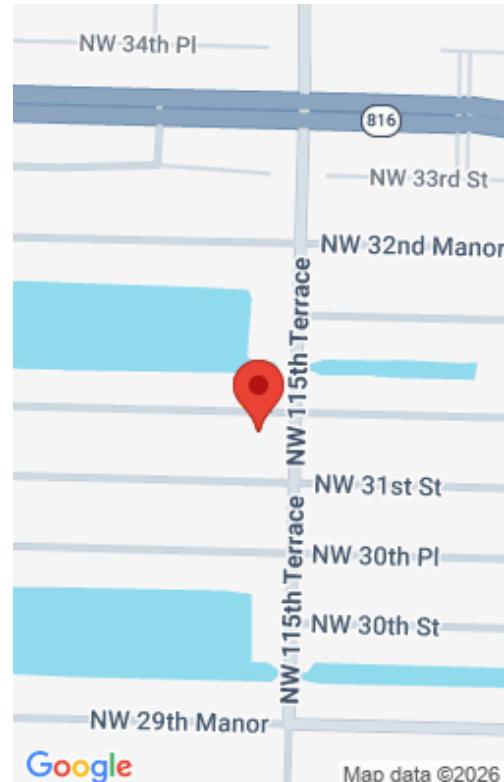
**\$697,997**

## **11520 NW 31ST PL, SUNRISE FL 33323**

<https://staging1.bravoregroup.com>

No HOA. Excellent investment property with strong returns—current ROI at 9.9%, with potential to reach 10.5%. Rented for \$6,384/month to a long-term Section 8 tenant; as of October 2025 the government covers 100% of the rent. Lease renewal through April 30, 2026. The tenant has been at the property since May 2023. Roof 2022, AC 2018. [...]

- 5 beds
- 2 baths
- House
- For Sale
- Active
- 1283 sq ft



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Email: [Bravo@RealtyAgent.com](mailto:Bravo@RealtyAgent.com)



# Property Features

**Date added:** Added 2 years ago

**Type:** House

**Bedrooms:** 5 beds

**Area:** 1283 sq ft

**Subdivision Name:** SUNRISE GOLF VILLAGE SEC

**Previous List Price:** 697998

**DOM:** 593

**Lot Size:** 6000 sq ft

**MLS ID:** A11531971

**Category:** For Sale

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1977

**Original List Price:** 698000

**County:** Broward County

**Bathrooms Full:** 2

**Pets Allowed:** Yes

# Building Details

**Building Area Total:** 1628 sq ft

**Parking Features:** Driveway

**Building Name:** \$0

**Roof:** Shingle

**Year Built Details:** Effective Year Built

**View:** Garden

**Construction Materials:** CBS Construction

# Amenities & Features

**Appliances:** Dishwasher, Dryer, Electric Range, Refrigerator, Washer

**Cooling:** Ceiling Fan(s), Central Air

**Water Source:** Municipal Water

**Sewer:** Public Sewer

**Heating:** Central, Other

**Fencing:** Fenced

**Cooling Yes/ No:** Yes

**View Yes / No:** Yes

**Architectural Style:** Detached, One Story

**Interior Features:** First Floor Entry, No Additional Rooms

**Flooring:** Vinyl



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**BRAVO**  
The Bravo Group

## Miscellaneous

**Structure Type:** R30-No Pool/No Water, House **Zoning:** RS-5

**Community Features:** None

**Lot Features:** Less Than 1/4 Acre Lot

**Listing Courtesy of:** London Foster Realty

## Rooms

**Room Bedroom Features:** At Least 1 Bedroom  
Ground Level

**Room Living Room Features:** No  
Additional Rooms



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