



A11880604 © Miami MLS® 2025

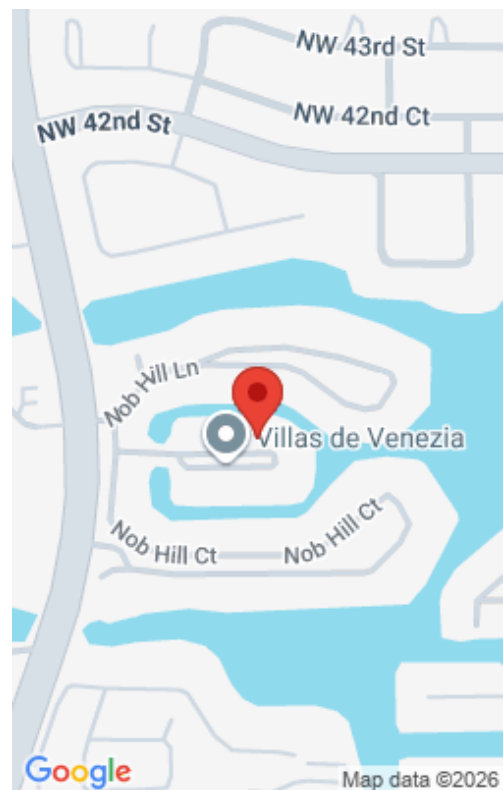
**\$280,000**

## **9956 NOB HILL PL # 9956, SUNRISE FL 33351**

<https://staging1.bravoregroup.com>

Great investment opportunity! Beautiful 2/2 first-floor condo with serene lake views in Villas de Venezia. Currently rented until Nov 1, 2025, perfect for investors. Spacious split-bedroom floor plan, in-unit washer/dryer, private porch, and assigned parking in front. Owner will deliver property freshly painted with new vinyl flooring at closing. Resort-style amenities include 2 pools, fitness [...]

- 2 beds
- 2 baths
- Condo
- For Sale
- Active
- 986 sq ft



### **Call us now**

Phone: (305) 713-8000

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

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## Property Features

**Date added:** Added 5 months ago

**Type:** Condo

**Bedrooms:** 2 beds

**Area:** 986 sq ft

**Subdivision Name:** VILLAS DE VENEZIA CONDO

**Original List Price:** 280000

**DOM:** 1

**Lot Size:** 0 sq ft

**MLS ID:** A11880604

**Category:** For Sale

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1988

**Association:** Yes

**County:** Broward County

**Bathrooms Full:** 2

**Pets Allowed:** Maximum 20 Lbs

**Association Fee:** \$550

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## Building Details

**Number Of Units Total:** 10

**StoriesTotal:** 3

**Parking Features:** Assigned, Guest, No Rv/Boats

**View:** Canal

**Construction Materials:** CBS Construction

**Building Area Total:** 986 sq ft

**Year Built Details:** Resale

**Security Features:** Smoke Detector, Other, TV Camera

**Building Name:** \$0

**Entry Level:** 1

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## Amenities & Features

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Electric Range, Refrigerator, Washer

**Cooling:** Electric

**View Yes / No:** Yes

**Waterfront Features:** Canal Front

**Heating:** Electric

**Cooling Yes/ No:** Yes

**Exterior Features:** Other, Barbeque

**Patio & Porch Features:** Open Porch

**Interior Features:** First Floor Entry

**Flooring:** Ceramic Floor, Vinyl



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## Nearby Schools

**High School:** Piper

**Middle Or Junior School:** Westpine

**Elementary School:** Welleby

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## Miscellaneous

**Structure Type:** Condo 1-4 Stories, Condo

**Association Amenities:** Exterior Lighting, Pool, Tennis Court(s), Vehicle Wash Area

**Listing Courtesy of:** Oceanica International Realty

**Inclusions:** None

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## Rooms

**Room Master Bathroom Features:** Tub Only

**Room Bedroom Features:** At Least 1 Bedroom Ground Level, Primary Bath Shower, Primary Bedroom Ground Level



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