



A11380604 © Miami MLS® 2025

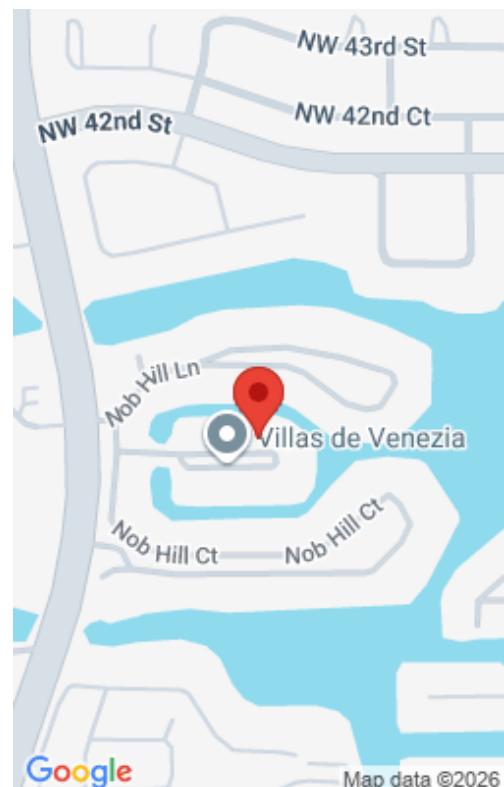
\$280,000

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



Property Features

Date added:	Added 5 months ago	Category:	For Sale
Type:	Condo	Status:	Active
Bedrooms:	2 beds	Bathrooms:	2 baths
Area:	986 sq ft	Year built:	1988
Subdivision Name:	VILLAS DE VENEZIA CONDO	Association:	Yes
Original List Price:	280000	County:	Broward County
DOM:	1	Bathrooms Full:	2
Lot Size:	0 sq ft	Pets Allowed:	Maximum 20 Lbs
MLS ID:	A11880604	Association Fee:	\$550

Building Details

Number Of Units Total:	10	Building Area Total:	986 sq ft
Stories Total:	3	Year Built Details:	Resale
Parking Features:	Assigned, Guest, No Rv/Boats	Security Features:	Smoke Detector, Other, TV Camera
View:	Canal	Building Name:	\$0
Construction Materials:	CBS Construction	Entry Level:	1

Amenities & Features

Appliances:	Dishwasher, Disposal, Dryer, Electric Water Heater, Electric Range, Refrigerator, Washer	Cooling Yes/ No:	Yes
Cooling:	Electric	Exterior Features:	Other, Barbeque
View Yes / No:	Yes	Patio & Porch Features:	Open Porch
Waterfront Features:	Canal Front	Interior Features:	First Floor Entry
Heating:	Electric	Flooring:	Ceramic Floor, Vinyl



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Nearby Schools

High School: Piper

Middle Or Junior School: Westpine

Elementary School: Welleby

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

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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