



A11380604 © Miami MLS® 2025

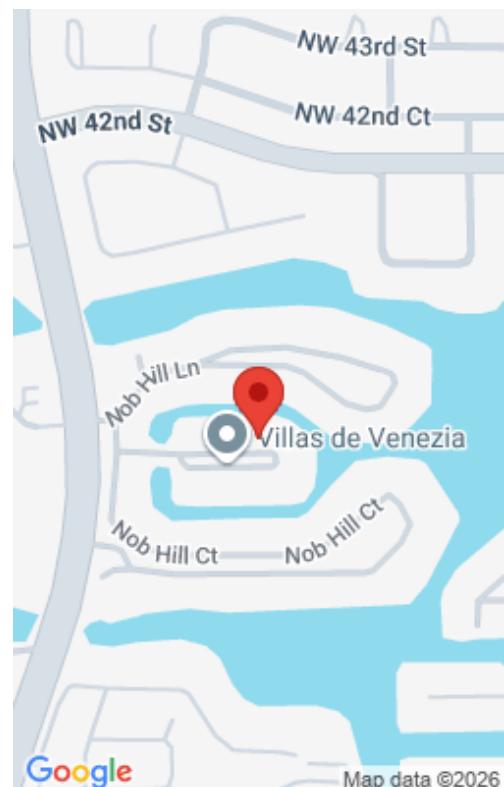
\$280,000

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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