

# Unit V311 - Hollybrook Tower

V311 - 8900 Washington Blvd, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number: A11576528  
 Status: Pending  
 Size: 800 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking

View:  
 List Price: \$144,500  
 List PPSF: \$181  
 Valuated Price: \$117,000  
 Valuated PPSF: \$146

*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: 160  
 Number of active listings for rent: 0  
 Number of active listings for sale: 12  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

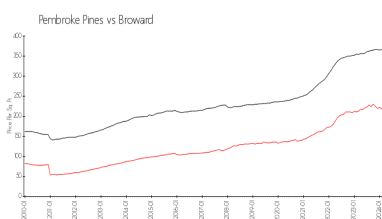
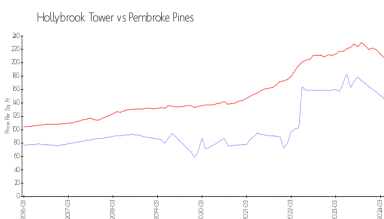
Hollybrook Golf and Tennis Club  
 Address: 900 Hollybrook Dr,  
 Pembroke Pines, FL 33025  
 Phone: +1 954-431-0600

<http://www.hollybrook.net/apts.htm>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH12	800 sq ft	Mar 2024	\$170,000	\$213
304A	800 sq ft	Jan 2024	\$165,000	\$206
203b	800 sq ft	Sep 2023	\$140,000	\$175
115	800 sq ft	Aug 2023	\$135,000	\$169
403B	800 sq ft	Jul 2023	\$142,000	\$178
304a	800 sq ft	Jul 2023	\$90,000	\$113

## Market Information



Hollybrook Tower: \$147/sq. ft.  
 Pembroke Pines: \$208/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale



Hollybrook Tower	8%
Pembroke Pines	3%
Broward	4%

**Avg. Time to Close Over Last 12 Months**

Hollybrook Tower	45 days
Pembroke Pines	55 days
Broward	67 days