

# Unit 2808 N 46th Ave # E453 - Grandview at Emerald Hills (A to K)

2808 N 46th Ave # E453 - 2800 N 46 Ave, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number:	A11580675
Status:	Active
Size:	1,314 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Additional Spaces Available, Covered Parking, Deeded Parking
View:	
List Price:	\$329,770
List PPSF:	\$251
Valuated Price:	\$289,000
Valuated PPSF:	\$220

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:	442
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	1

## Building Association Information

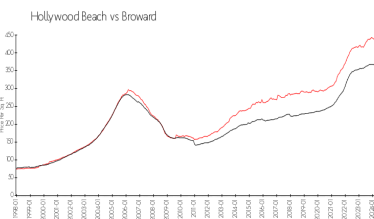
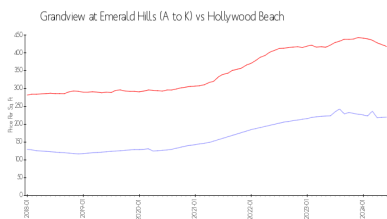
Grandview At Emerald Hills Inc  
 Address: 2800 N 46th Ave,  
 Hollywood, FL 33021  
 Phone: +1 954-983-7910

<https://www.grandvieweh.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
532D	1,785 sq ft	Jul 2024	\$310,000	\$174
K687	1,383 sq ft	Apr 2024	\$290,000	\$210
G566	1,785 sq ft	Apr 2024	\$330,000	\$185
D236	1,381 sq ft	Apr 2024	\$323,000	\$234
F562	1,383 sq ft	Apr 2024	\$340,000	\$246

## Market Information



Grandview at Emerald Hills (A to K): \$220/sq. ft.

Hollywood Beach: \$418/sq. ft.

Hollywood Beach: \$418/sq. ft.

Broward: \$349/sq. ft.

## **Inventory for Sale**

Grandview at Emerald Hills (A to K)	2%
Hollywood Beach	5%
Broward	4%

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

Grandview at Emerald Hills (A to K)	55 days
Hollywood Beach	91 days
Broward	70 days