

# Unit 9-309 - Hollybrook Golf & Tennis Club 1-22

9-309 - 9920-9923 S Hollybrook Lake Dr, Pembroke Pines, FL, Broward 33028

## Unit Information

|                 |                                 |
|-----------------|---------------------------------|
| MLS Number:     | A11582796                       |
| Status:         | Active                          |
| Size:           | 1,170 Sq ft.                    |
| Bedrooms:       | 2                               |
| Full Bathrooms: | 2                               |
| Half Bathrooms: |                                 |
| Parking Spaces: | Assigned Parking, Guest Parking |
| View:           | Garden View, Pool Area View     |
| Rental Price:   | \$2,200                         |
| List PPSF:      | \$2                             |
| Valuated Price: | \$204,000                       |
| Valuated PPSF:  | \$174                           |

*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

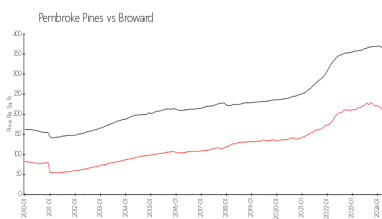
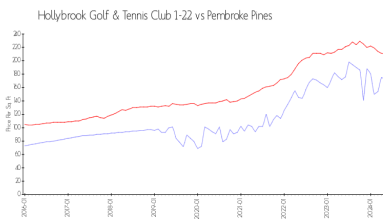
|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 660 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 22  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 32  |
| Number of sales over the last 6 months:  | 18  |
| Number of sales over the last 3 months:  | 9   |

## Building Association Information

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

<http://www.hollybrook.com/>

## Market Information



|                                     |               |                 |               |
|-------------------------------------|---------------|-----------------|---------------|
| Hollybrook Golf & Tennis Club 1-22: | \$173/sq. ft. | Pembroke Pines: | \$210/sq. ft. |
| Pembroke Pines:                     | \$210/sq. ft. | Broward:        | \$351/sq. ft. |

## Inventory for Sale

|                                    |    |
|------------------------------------|----|
| Hollybrook Golf & Tennis Club 1-22 | 3% |
| Pembroke Pines                     | 3% |
| Broward                            | 4% |

## Avg. Time to Close Over Last 12 Months

|                                    |         |
|------------------------------------|---------|
| Hollybrook Golf & Tennis Club 1-22 | 57 days |
| Pembroke Pines                     | 56 days |



Broward

69 days