

# Unit 3690 N 56th Ave # 902 - Lakewood at Emerald Hills

3690 N 56th Ave # 902 - 3600-3700 N 56 Ave, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number: A11602781  
 Status: Active  
 Size: 749 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking  
 View:  
 List Price: \$285,000  
 List PPSF: \$381  
 Valuated Price: \$267,000  
 Valuated PPSF: \$356

*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: 300  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

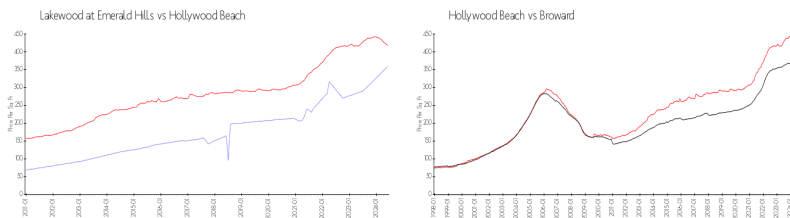
Lakewood at Emerald Hills  
 3620 North 56th Avenue  
 Hollywood, Florida 33021  
 (954) 987-6990

<http://lakewoodassn.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
916	749 sq ft	May 2024	\$267,000	\$356

## Market Information



Lakewood at Emerald Hills:	\$359/sq. ft.	Hollywood Beach:	\$418/sq. ft.
Hollywood Beach:	\$418/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Lakewood at Emerald Hills	1%
Hollywood Beach	5%

Broward

4%

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

Lakewood at Emerald Hills

33 days

Hollywood Beach

91 days

Broward

70 days