

# Unit 35-201 - Hollybrook Golf & Tennis Club 24-52

35-201 - 150-350 S Hollybrook Ter, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number: A11603492  
 Status: Active  
 Size: 1,170 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$190,000  
 List PPSF: \$162  
 Valuated Price: \$192,000  
 Valuated PPSF: \$164

*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: 742  
 Number of active listings for rent: 0  
 Number of active listings for sale: 25  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 31  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 4

## Building Association Information

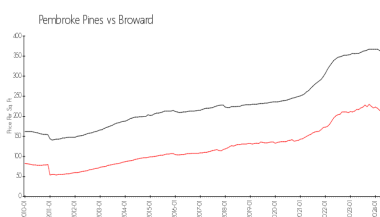
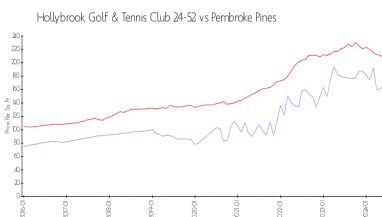
Hollybrook Golf and Tennis Club  
 Address: 900 Hollybrook Dr,  
 Pembroke Pines, FL 33025,  
 Phone: +1 954-431-0600

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

## Recent Sales

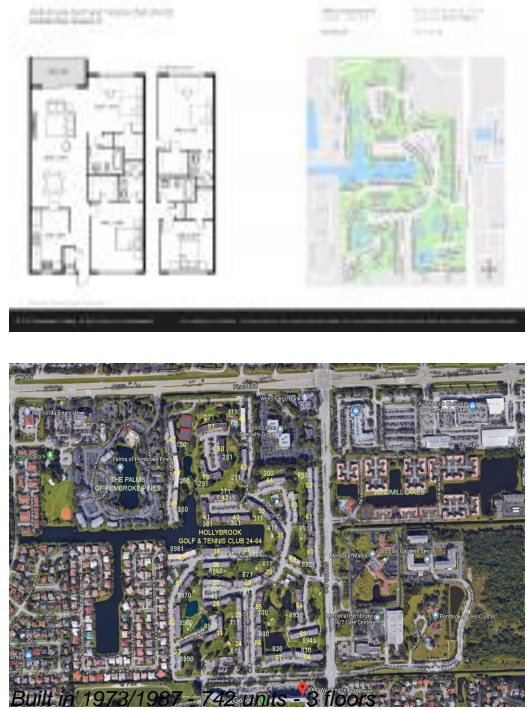
Unit #	Size	Closing Date	Sale Price	PPSF
302	1,459 sq ft	May 2024	\$200,000	\$137
303	1,459 sq ft	May 2024	\$195,000	\$134
101	1,170 sq ft	May 2024	\$222,000	\$190
303	1,459 sq ft	May 2024	\$209,000	\$143
307	1,170 sq ft	Apr 2024	\$188,000	\$161
104	1,459 sq ft	Apr 2024	\$265,000	\$182

## Market Information



Hollybrook Golf & Tennis Club 24-52: \$164/sq. ft.  
 Pembroke Pines: \$205/sq. ft.

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 Broward: \$349/sq. ft.



### **Inventory for Sale**

Hollybrook Golf & Tennis Club 24-52	3%
Pembroke Pines	3%
Broward	4%

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

Hollybrook Golf & Tennis Club 24-52	77 days
Pembroke Pines	58 days
Broward	70 days