

Unit 2802 N 46th Ave # B519 - Grandview at Emerald Hills (A to K)

2802 N 46th Ave # B519 - 2800 N 46 Ave, Hollywood Beach, FL, Broward 33021

Unit Information

MLS Number: A11619223
 Status: Active
 Size: 1,383 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Additional Spaces Available,Assigned Parking,Covered Parking
 View:
 List Price: \$325,000
 List PPSF: \$235
 Valuated Price: \$307,000
 Valuated PPSF: \$222

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

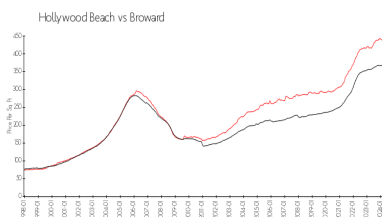
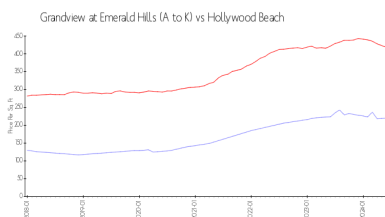
Grandview At Emerald Hills Inc
 Address: 2800 N 46th Ave,
 Hollywood, FL 33021
 Phone: +1 954-983-7910

<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.

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 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