

Unit 2812 N 46th Ave # G469 - Grandview at Emerald Hills (A to K)

2812 N 46th Ave # G469 - 2800 N 46 Ave, Hollywood Beach, FL, Broward 33021

Unit Information

MLS Number: A11643452
 Status: Active
 Size: 1,314 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Deeded Parking, Guest Parking
 View:
 List Price: \$274,900
 List PPSF: \$209
 Valuated Price: \$287,000
 Valuated PPSF: \$218

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: 14
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 21
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 8

Building Association Information

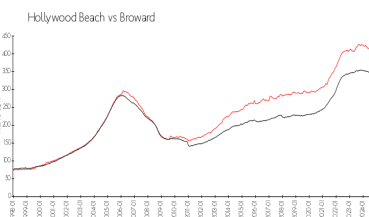
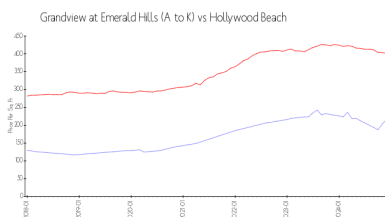
Grandview At Emerald Hills Inc
 Address: 2800 N 46th Ave,
 Hollywood, FL 33021
 Phone: +1 954-983-7910

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
H676	1,383 sq ft	Jan 2025	\$270,000	\$195
D535	1,383 sq ft	Jan 2025	\$307,000	\$222
G474	1,785 sq ft	Jan 2025	\$3,300,000	\$1,849
B422	1,383 sq ft	Dec 2024	\$299,000	\$216
684K	1,931 sq ft	Nov 2024	\$530,000	\$274
B322	1,383 sq ft	Nov 2024	\$280,000	\$202
B518	1,314 sq ft	Nov 2024	\$268,000	\$204

Market Information



Grandview at Emerald Hills (A to K): \$218/sq. ft.
 Hollywood Beach: \$402/sq. ft.

Hollywood Beach: \$402/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale



Built in 1980 - 442 units, 6 floors

Grandview at Emerald Hills (A to K)	3%
Hollywood Beach	7%
Broward	5%

Avg. Time to Close Over Last 12 Months

Grandview at Emerald Hills (A to K)	60 days
Hollywood Beach	90 days
Broward	78 days