

Unit 2800 N 46th Ave # A605 - Grandview at Emerald Hills (A to K)

2800 N 46th Ave # A605 - 2800 N 46 Ave, Hollywood Beach, FL, Broward 33021

Unit Information

MLS Number:	A11659129
Status:	Active
Size:	1,383 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$318,000
List PPSF:	\$230
Valuated Price:	\$308,000
Valuated PPSF:	\$223

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

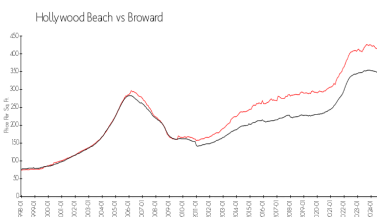
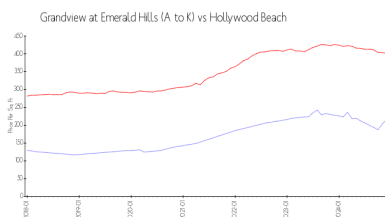
Grandview At Emerald Hills Inc
 Address: 2800 N 46th Ave,
 Hollywood, FL 33021
 Phone: +1 954-983-7910

<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):
 Hollywood Beach: \$402/sq. ft.

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



Inventory for Sale

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