

# Unit 2808 N 46th Ave # E646 - Grandview at Emerald Hills (A to K)

2808 N 46th Ave # E646 - 2800 N 46 Ave, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number: A11665319  
 Status: Active  
 Size: 1,845 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking  
 View:  
 List Price: \$625,000  
 List PPSF: \$339  
 Valuated Price: \$421,000  
 Valuated PPSF: \$228

*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: 17  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Building Association Information

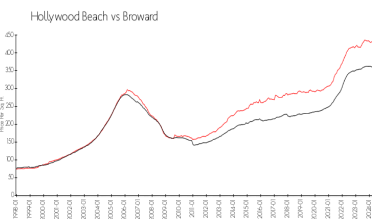
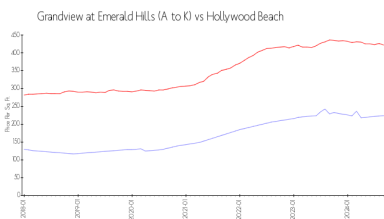
Grandview At Emerald Hills Inc  
 Address: 2800 N 46th Ave,  
 Hollywood, FL 33021  
 Phone: +1 954-983-7910

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
B518	1,314 sq ft	Nov 2024	\$268,000	\$204
459F	1,383 sq ft	Oct 2024	\$260,000	\$188
B514	1,785 sq ft	Sep 2024	\$540,000	\$303
632D	1,845 sq ft	Aug 2024	\$350,000	\$190
532D	1,785 sq ft	Jul 2024	\$310,000	\$174

## Market Information



Grandview at Emerald Hills (A to K): \$224/sq. ft.

Hollywood Beach: \$422/sq. ft.

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Broward: \$339/sq. ft.

## Inventory for Sale



Grandview at Emerald Hills (A to K)	4%
Hollywood Beach	7%
Broward	4%

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

Grandview at Emerald Hills (A to K)	47 days
Hollywood Beach	86 days
Broward	74 days