

# Unit 53-110 - Hollybrook Golf & Tennis Club 53-64

53-110 - 300-830 S Hollybrook Dr, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number: A11687001  
 Status: Active  
 Size: 1,170 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Additional Spaces Available,Assigned Parking  
 View:  
 List Price: \$279,999  
 List PPSF: \$239  
 Valuated Price: \$170,000  
 Valuated PPSF: \$145

*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: 340  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## 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

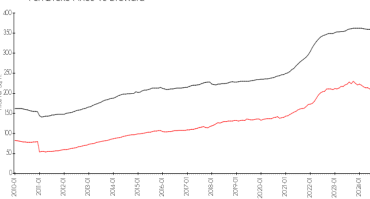
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 208    | 1,170 sq ft | Sep 2024     | \$188,000  | \$161 |
| 103    | 1,170 sq ft | Apr 2024     | \$200,000  | \$171 |
| 210    | 1,170 sq ft | Apr 2024     | \$220,000  | \$188 |
| 201    | 1,170 sq ft | Mar 2024     | \$137,000  | \$117 |
| 207    | 1,170 sq ft | Mar 2024     | \$170,000  | \$145 |

## Market Information

Hollybrook Golf & Tennis Club 53-64 vs Pembroke Pines



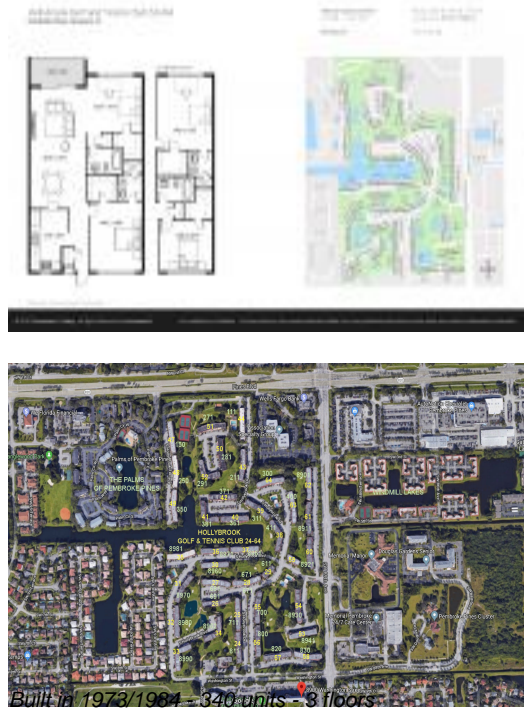
Pembroke Pines vs Broward



Hollybrook Golf & Tennis Club 53-64: \$147/sq. ft.  
 Pembroke Pines: \$197/sq. ft.  
 Pembroke Pines: \$197/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Hollybrook Golf & Tennis Club 53-64 3%



|                |    |
|----------------|----|
| Pembroke Pines | 4% |
| Broward        | 4% |

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

|                                     |          |
|-------------------------------------|----------|
| Hollybrook Golf & Tennis Club 53-64 | 138 days |
| Pembroke Pines                      | 66 days  |
| Broward                             | 74 days  |