

Unit 2812 N 46th Ave # G474 - Grandview at Emerald Hills (A to K)

2812 N 46th Ave # G474 - 2800 N 46 Ave, Hollywood Beach, FL, Broward 33021

Unit Information

MLS Number: A11690403
 Status: Active
 Size: 1,785 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking

View:
 List Price: \$399,999
 List PPSF: \$224
 Valuated Price: \$399,000
 Valuated PPSF: \$224

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

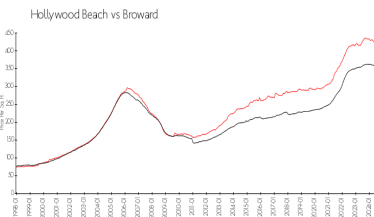
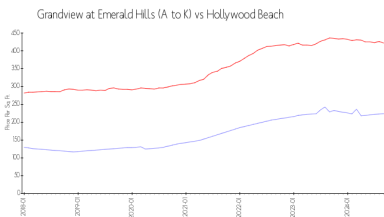
Grandview At Emerald Hills Inc
 Address: 2800 N 46th Ave,
 Hollywood, FL 33021
 Phone: +1 954-983-7910

<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



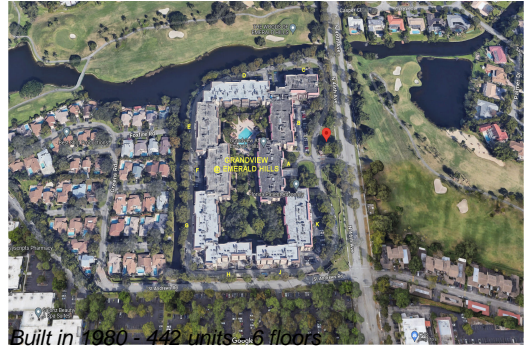
Grandview at Emerald Hills (A to K): \$224/sq. ft.

Hollywood Beach: \$422/sq. ft.

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Broward: \$339/sq. ft.

Inventory for Sale



Built in 1980 - 442 units, 6 floors

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