

# Unit T3502 - Hyde Beach House

T3502 - 4010 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |                                                     |
|-----------------|-----------------------------------------------------|
| MLS Number:     | A11731668                                           |
| Status:         | Active                                              |
| Size:           | 1,075 Sq ft.                                        |
| Bedrooms:       | 2                                                   |
| Full Bathrooms: | 2                                                   |
| Half Bathrooms: |                                                     |
| Parking Spaces: | 1 Space,Covered Parking,Guest Parking,Valet Parking |
| View:           |                                                     |
| List Price:     | \$888,000                                           |
| List PPSF:      | \$826                                               |
| Valuated Price: | \$786,000                                           |
| Valuated PPSF:  | \$731                                               |

*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:                         | 341 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 70  |
| Building inventory for sale:             | 20% |
| Number of sales over the last 12 months: | 30  |
| Number of sales over the last 6 months:  | 17  |
| Number of sales over the last 3 months:  | 12  |

## Building Association Information

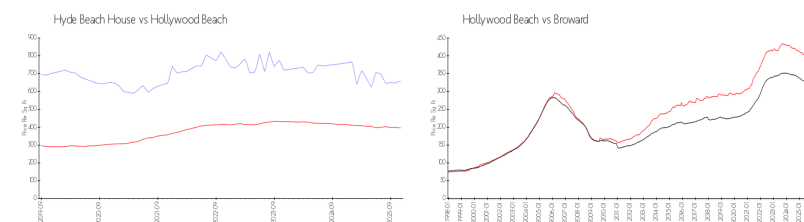
Hyde Beach House  
Address: 4010 S Ocean Dr,  
Hollywood, FL 33019  
Phone: +1 786-522-3800

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| T3706  | 702 sq ft   | Dec 2025     | \$535,000  | \$762 |
| R309   | 1,054 sq ft | Nov 2025     | \$599,000  | \$568 |
| R2308  | 1,361 sq ft | Nov 2025     | \$850,000  | \$625 |
| 2304   | 1,129 sq ft | Nov 2025     | \$710,000  | \$629 |
| T3904  | 1,129 sq ft | Oct 2025     | \$840,000  | \$744 |
| T3707  | 1,055 sq ft | Oct 2025     | \$725,000  | \$687 |
| R1703  | 1,054 sq ft | Oct 2025     | \$680,000  | \$645 |

## Market Information

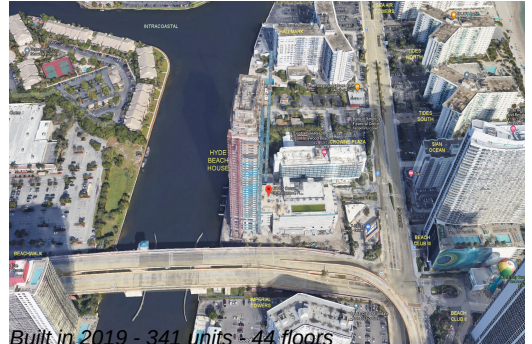


Hyde Beach House: \$659/sq. ft.  
Hollywood Beach: \$396/sq. ft.

Hollywood Beach: \$396/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

|                  |     |
|------------------|-----|
| Hyde Beach House | 21% |
| Hollywood Beach  | 6%  |



Broward 4%

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

|                  |          |
|------------------|----------|
| Hyde Beach House | 198 days |
| Hollywood Beach  | 102 days |
| Broward          | 88 days  |