

# Unit 11-109 - Hollybrook Golf & Tennis Club 1-22

11-109 - 9920-9923 S Hollybrook Lake Dr, Pembroke Pines, FL, Broward 33028

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11892164             |
| Status:         | Active                |
| Size:           | 1,170 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: |                       |
| Parking Spaces: | 1 Space,Guest Parking |
| View:           |                       |
| List Price:     | \$249,900             |
| List PPSF:      | \$214                 |
| Valuated Price: | \$116,000             |
| Valuated PPSF:  | \$99                  |

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:                         | 660 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 30  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 20  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 5   |

## Building Association Information

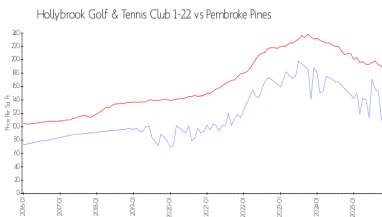
Hollybrook Golf and Tennis Club  
Address: 900 Hollybrook Dr,  
Pembroke Pines, FL 33025  
Phone: +1 954-431-0600

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

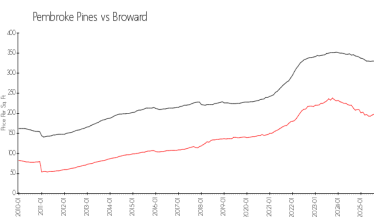
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 301    | 1,170 sq ft | Dec 2025     | \$289,000  | \$247 |
| 108    | 1,170 sq ft | Nov 2025     | \$117,000  | \$100 |
| 309    | 1,170 sq ft | Nov 2025     | \$100,000  | \$85  |
| 109    | 1,170 sq ft | Oct 2025     | \$130,000  | \$111 |
| 210    | 1,170 sq ft | Sep 2025     | \$178,000  | \$152 |
| 6-206  | 900 sq ft   | Sep 2025     | \$139,000  | \$154 |

## Market Information



Hollybrook Golf & Tennis Club 1-22: \$100/sq. ft.  
Pembroke Pines: \$193/sq. ft.



Pembroke Pines: \$193/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

Hollybrook Golf & Tennis Club 1-22 5%



|                |    |
|----------------|----|
| Pembroke Pines | 3% |
| Broward        | 4% |

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

|                                    |          |
|------------------------------------|----------|
| Hollybrook Golf & Tennis Club 1-22 | 110 days |
| Pembroke Pines                     | 74 days  |
| Broward                            | 88 days  |