

# Unit 314 - Hillcrest Country Club 22

314 - 4350 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11899091    |
| Status:         | Active       |
| Size:           | 1,132 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$174,000    |
| List PPSF:      | \$154        |
| Valuated Price: | \$147,000    |
| Valuated PPSF:  | \$121        |

*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:                         | 196 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 4   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 13  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

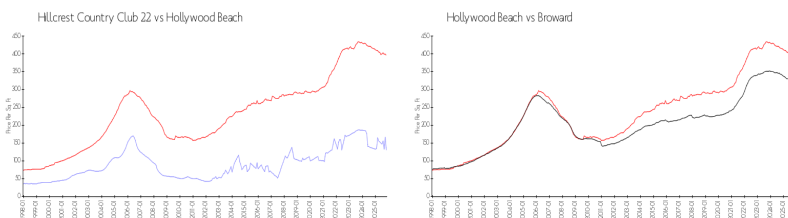
Hillcrest East #22, Inc.  
4350 Hillcrest Drive #104, Hollywood, FL 33021  
(954) 966-7506

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 818    | 1,216 sq ft | Nov 2025     | \$155,000  | \$127 |
| 214    | 1,132 sq ft | Oct 2025     | \$185,000  | \$163 |
| 306    | 844 sq ft   | Sep 2025     | \$105,270  | \$125 |
| 800    | 1,284 sq ft | Aug 2025     | \$208,000  | \$162 |
| 910    | 1,312 sq ft | Aug 2025     | \$182,500  | \$139 |

## Market Information

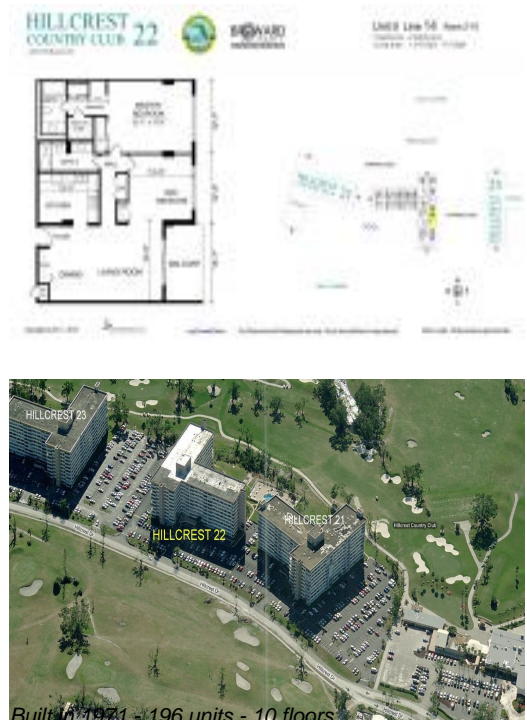


|                            |               |                  |               |
|----------------------------|---------------|------------------|---------------|
| Hillcrest Country Club 22: | \$131/sq. ft. | Hollywood Beach: | \$396/sq. ft. |
| Hollywood Beach:           | \$396/sq. ft. | Broward:         | \$311/sq. ft. |

## Inventory for Sale

|                           |    |
|---------------------------|----|
| Hillcrest Country Club 22 | 2% |
| Hollywood Beach           | 6% |
| Broward                   | 4% |

## Avg. Time to Close Over Last 12 Months



Hillcrest Country Club 22  
Hollywood Beach  
Broward

77 days  
102 days  
88 days