

# Unit 2810 N 46th Ave # F655 - Grandview at Emerald Hills (A to K)

2810 N 46th Ave # F655 - 2800 N 46 Ave, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number: A11908030  
Status: Active  
Size: 1,845 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 1  
Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:  
List Price: \$449,000  
List PPSF: \$243  
Valuated Price: \$384,000  
Valuated PPSF: \$208

*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: 8  
Building inventory for sale: 1%  
Number of sales over the last 12 months: 31  
Number of sales over the last 6 months: 20  
Number of sales over the last 3 months: 5

## Building Association Information

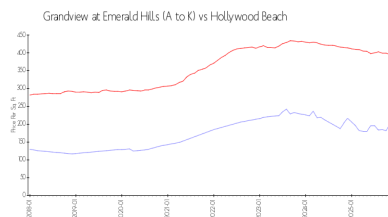
Grandview At Emerald Hills Inc  
Address: 2800 N 46th Ave,  
Hollywood, FL 33021  
Phone: +1 954-983-7910

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

## Recent Sales

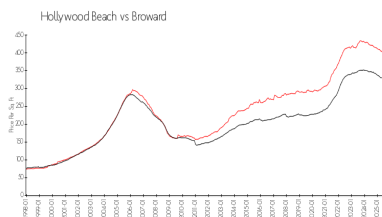
Unit #	Size	Closing Date	Sale Price	PPSF
K589	1,383 sq ft	Nov 2025	\$285,000	\$206
E650	2,375 sq ft	Oct 2025	\$440,000	\$185
C227	1,383 sq ft	Oct 2025	\$200,000	\$145
G670	2,375 sq ft	Oct 2025	\$545,000	\$229
B319	1,383 sq ft	Oct 2025	\$235,000	\$170

## Market Information



Grandview at  
Emerald Hills (A to  
K):

Hollywood Beach: \$396/sq. ft.



Hollywood Beach: \$396/sq. ft.

Broward: \$311/sq. ft.

## Inventory for Sale



Grandview at Emerald Hills (A to K)	2%
Hollywood Beach	6%
Broward	4%

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

Grandview at Emerald Hills (A to K)	111 days
Hollywood Beach	102 days
Broward	88 days