

# Unit 3700 N 56th Ave # 1012 - Lakewood at Emerald Hills

3700 N 56th Ave # 1012 - 3600-3700 N 56 Ave, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number:	A11931169
Status:	Active
Size:	749 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$229,000
List PPSF:	\$306
Valuated Price:	\$194,000
Valuated PPSF:	\$259

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:	300
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

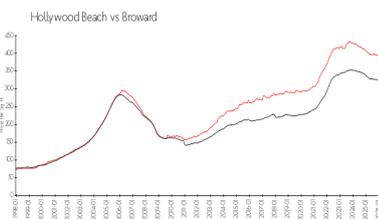
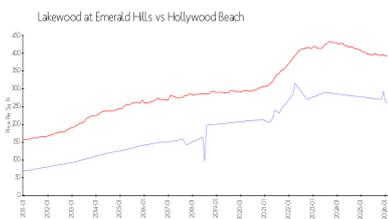
Lakewood at Emerald Hills  
 3620 North 56th Avenue  
 Hollywood, Florida 33021  
 (954) 987-6990

<https://lakewoodassn.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
516	659 sq ft	Jan 2026	\$175,000	\$266
602	749 sq ft	Dec 2025	\$218,000	\$291
523	749 sq ft	Nov 2025	\$203,000	\$271
304	659 sq ft	May 2025	\$187,000	\$284
511	749 sq ft	Mar 2025	\$200,000	\$267

## Market Information



Lakewood at Emerald Hills:	\$261/sq. ft.	Hollywood Beach:	\$392/sq. ft.
Hollywood Beach:	\$392/sq. ft.	Broward:	\$306/sq. ft.

## Inventory for Sale

Lakewood at Emerald Hills	1%
Hollywood Beach	6%

Broward

6%

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

Lakewood at Emerald Hills

52 days

Hollywood Beach

102 days

Broward

89 days