

Unit 3650 N 56th Ave # 516 - Lakewood at Emerald Hills

3650 N 56th Ave # 516 - 3600-3700 N 56 Ave, Hollywood Beach, FL, Broward 33021

Unit Information

MLS Number: A11932241
 Status: Active
 Size: 659 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Detached

View:
 List Price: \$189,000
 List PPSF: \$287
 Valuated Price: \$179,000
 Valuated PPSF: \$272

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

Building Association Information

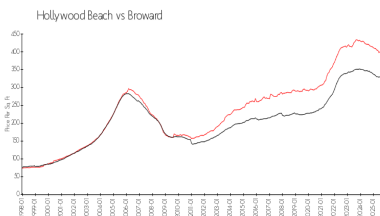
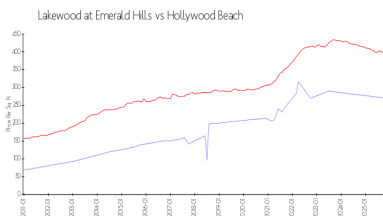
Lakewood at Emerald Hills
 3620 North 56th Avenue
 Hollywood, Florida 33021
 (954) 987-6990

<https://lakewoodassn.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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: \$270/sq. ft.
 Hollywood Beach: \$396/sq. ft.

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

Inventory for Sale

Lakewood at Emerald Hills 2%
 Hollywood Beach 6%
 Broward 4%



Avg. Time to Close Over Last 12 Months

Lakewood at Emerald Hills	53 days
Hollywood Beach	102 days
Broward	88 days