

Unit 2800 N 46th Ave # A307 - Grandview at Emerald Hills (A to K)

2800 N 46th Ave # A307 - 2800 N 46 Ave, Hollywood Beach, FL, Broward 33021

Unit Information

MLS Number:	A11947130
Status:	Active
Size:	1,383 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$334,900
List PPSF:	\$242
Valuated Price:	\$278,000
Valuated PPSF:	\$201

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:	27
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	2

Building Association Information

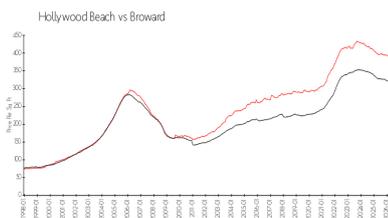
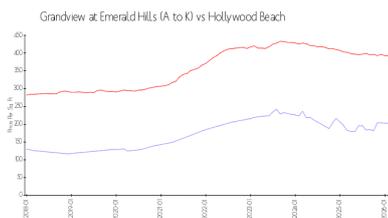
Grandview At Emerald Hills Inc
 Address: 2800 N 46th Ave,
 Hollywood, FL 33021
 Phone: +1 954-983-7910

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
F655	1,845 sq ft	Feb 2026	\$390,000	\$211
E353	1,314 sq ft	Feb 2026	\$258,000	\$196
K589	1,383 sq ft	Nov 2025	\$285,000	\$206
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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):	\$203/sq. ft.	Hollywood Beach:	\$392/sq. ft.
Hollywood Beach:	\$392/sq. ft.	Broward:	\$306/sq. ft.



Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Grandview at Emerald Hills (A to K)	109 days
Hollywood Beach	102 days
Broward	89 days