

# Unit 2808 N 46th Ave # E551 - Grandview at Emerald Hills (A to K)

2808 N 46th Ave # E551 - 2800 N 46 Ave, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number:	F10417933
Status:	Active
Size:	1,383 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Parking-Under Building
View:	Pool Area View
List Price:	\$348,500
List PPSF:	\$252
Valuated Price:	\$329,000
Valuated PPSF:	\$238

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:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	9

## Building Association Information

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

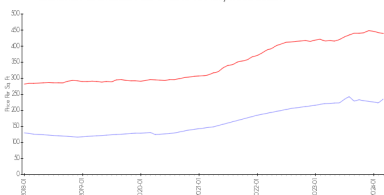
<https://www.grandvieweh.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
K687	1,383 sq ft	Apr 2024	\$290,000	\$210
G566	1,785 sq ft	Apr 2024	\$330,000	\$185
D236	1,381 sq ft	Apr 2024	\$323,000	\$234
F562	1,383 sq ft	Apr 2024	\$340,000	\$246
C330	1,785 sq ft	Mar 2024	\$320,000	\$179
K386	1,314 sq ft	Mar 2024	\$305,000	\$232
B219	1,383 sq ft	Mar 2024	\$340,000	\$246
H575	1,900 sq ft	Mar 2024	\$355,000	\$187
D542	1,925 sq ft	Mar 2024	\$570,000	\$296

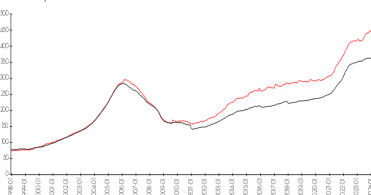
## Market Information

Grandview at Emerald Hills (A to K) vs Hollywood Beach



Grandview at \$236/sq. ft.

Hollywood Beach vs Broward



Hollywood Beach: \$439/sq. ft.



Emerald Hills (A to  
K):

Hollywood Beach: \$439/sq. ft.

Broward:

\$349/sq. ft.

### **Inventory for Sale**

Grandview at Emerald Hills (A to K) 1%

Hollywood Beach 5%

Broward 3%

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

Grandview at Emerald Hills (A to K) 49 days

Hollywood Beach 84 days

Broward 66 days