

# Unit 57-102 - Hollybrook Golf & Tennis Club 53-64

57-102 - 300-830 S Hollybrook Dr, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number:	F10420798
Status:	Active
Size:	1,170 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Golf View,Lake
List Price:	\$235,000
List PPSF:	\$201
Valuated Price:	\$191,000
Valuated PPSF:	\$163

*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:	340
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

## Building Association Information

Hollybrook Golf and Tennis Club  
Address: 900 Hollybrook Dr,  
Pembroke Pines, FL 33025,  
Phone: +1 954-431-0600

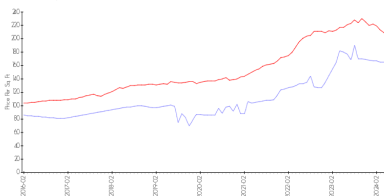
<http://www.hollybrook.com/>

## Recent Sales

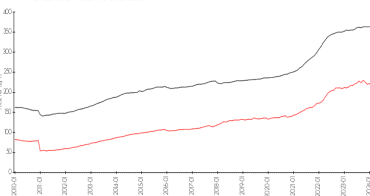
Unit #	Size	Closing Date	Sale Price	PPSF
201	1,170 sq ft	Mar 2024	\$137,000	\$117
207	1,170 sq ft	Mar 2024	\$170,000	\$145
303	1,170 sq ft	Feb 2024	\$250,000	\$214
303	1,170 sq ft	Jan 2024	\$125,000	\$107
102	1,170 sq ft	Dec 2023	\$195,000	\$167
203	1,170 sq ft	Dec 2023	\$260,000	\$222
202	1,170 sq ft	Dec 2023	\$246,000	\$210

## Market Information

Hollybrook Golf & Tennis Club 53-64 vs Pembroke Pines

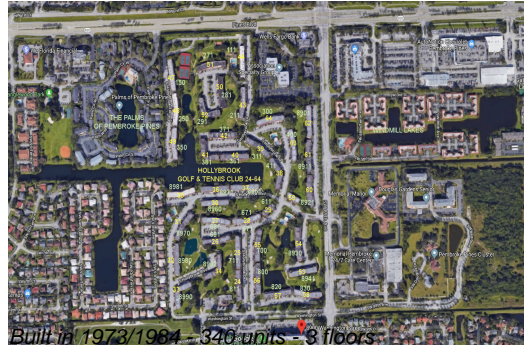


Pembroke Pines vs Broward



Hollybrook Golf & Tennis Club 53-64: \$165/sq. ft.  
Pembroke Pines: \$209/sq. ft.

Pembroke Pines: \$209/sq. ft.  
Broward: \$348/sq. ft.



### **Inventory for Sale**

Hollybrook Golf & Tennis Club 53-64	3%
Pembroke Pines	3%
Broward	3%

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

Hollybrook Golf & Tennis Club 53-64	103 days
Pembroke Pines	54 days
Broward	67 days