

# Unit 2802 N 46th Ave # B425 - Grandview at Emerald Hills (A to K)

2802 N 46th Ave # B425 - 2800 N 46 Ave, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number:	F10439299
Status:	Active
Size:	1,008 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	Golf View
List Price:	\$225,000
List PPSF:	\$223
Valuated Price:	\$200,000
Valuated PPSF:	\$198

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:	15
Building inventory for sale:	3%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	2

## Building Association Information

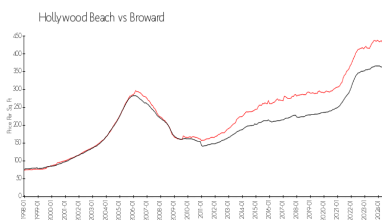
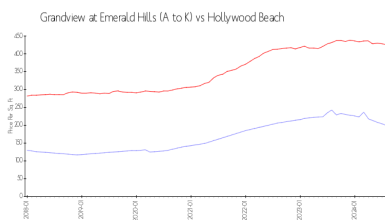
Grandview At Emerald Hills Inc  
 Address: 2800 N 46th Ave,  
 Hollywood, FL 33021  
 Phone: +1 954-983-7910

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
632D	1,845 sq ft	Aug 2024	\$350,000	\$190
532D	1,785 sq ft	Jul 2024	\$310,000	\$174
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

## Market Information



Grandview at Emerald Hills (A to K):  
 \$199/sq. ft.

Hollywood Beach:  
 \$426/sq. ft.

Broward:  
 \$346/sq. ft.



### **Inventory for Sale**

Grandview at Emerald Hills (A to K)	3%
Hollywood Beach	6%
Broward	4%

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

Grandview at Emerald Hills (A to K)	50 days
Hollywood Beach	88 days
Broward	72 days