

Unit 57-101 - Hollybrook Golf & Tennis Club 53-64

57-101 - 300-830 S Hollybrook Dr, Pembroke Pines, FL, Broward 33025

Unit Information

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|-----------------|--|
| MLS Number: | F10446968 |
| 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: | \$219,000 |
| List PPSF: | \$187 |
| Valuated Price: | \$174,000 |
| Valuated PPSF: | \$149 |

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

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| Number of units: | 340 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 10 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 15 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 2 |

Building Association Information

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

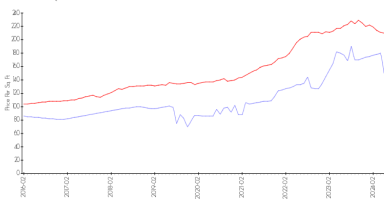
<http://www.hollybrook.com/>

Recent Sales

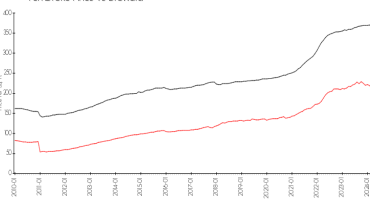
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 103 | 1,170 sq ft | Apr 2024 | \$200,000 | \$171 |
| 210 | 1,170 sq ft | Apr 2024 | \$220,000 | \$188 |
| 201 | 1,170 sq ft | Mar 2024 | \$137,000 | \$117 |
| 207 | 1,170 sq ft | Mar 2024 | \$170,000 | \$145 |
| 303 | 1,170 sq ft | Feb 2024 | \$250,000 | \$214 |

Market Information

Hollybrook Golf & Tennis Club 53-64 vs Pembroke Pines

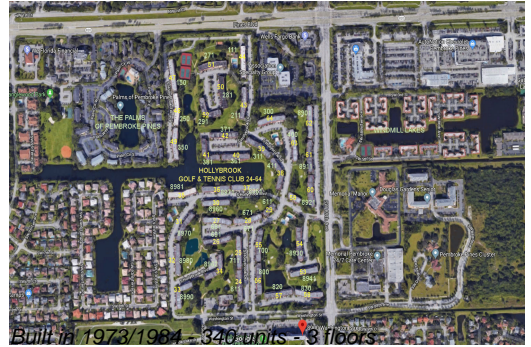


Pembroke Pines vs Broward



| | | | |
|--------------------------------------|---------------|-----------------|---------------|
| Hollybrook Golf & Tennis Club 53-64: | \$150/sq. ft. | Pembroke Pines: | \$210/sq. ft. |
| Pembroke Pines: | \$210/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale



| | |
|-------------------------------------|----|
| Hollybrook Golf & Tennis Club 53-64 | 3% |
| Pembroke Pines | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------------------|----------|
| Hollybrook Golf & Tennis Club 53-64 | 118 days |
| Pembroke Pines | 57 days |
| Broward | 69 days |