

# Unit 2802 N 46th Ave # B518 - Grandview at Emerald Hills (A to K)

2802 N 46th Ave # B518 - 2800 N 46 Ave, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number:	F10449453
Status:	Active
Size:	1,314 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking,Parking-Under Building
View:	Other View
List Price:	\$285,000
List PPSF:	\$217
Valuated Price:	\$276,000
Valuated PPSF:	\$210

*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:	8
Number of sales over the last 3 months:	2

## Building Association Information

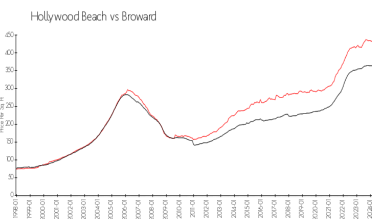
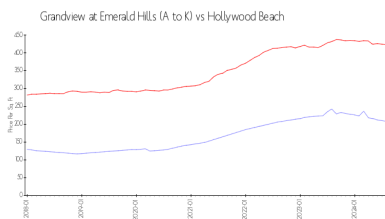
Grandview At Emerald Hills Inc  
 Address: 2800 N 46th Ave,  
 Hollywood, FL 33021  
 Phone: +1 954-983-7910

<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):

\$208/sq. ft.

Hollywood Beach:

\$423/sq. ft.

Hollywood Beach:

\$423/sq. ft.

Broward:

\$345/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	86 days
Broward	72 days