

# Unit 2818 N 46th Ave # K585 - Grandview at Emerald Hills (A to K)

2818 N 46th Ave # K585 - 2800 N 46 Ave, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number:	F10453429
Status:	Active
Size:	1,383 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	Garden View,Pool Area View
List Price:	\$284,500
List PPSF:	\$206
Valuated Price:	\$312,000
Valuated PPSF:	\$226

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:	17
Building inventory for sale:	3%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

## Building Association Information

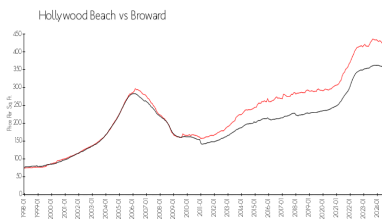
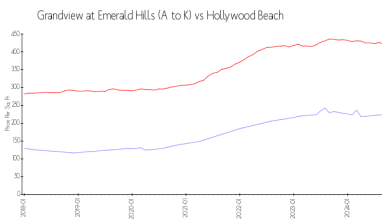
Grandview At Emerald Hills Inc  
 Address: 2800 N 46th Ave,  
 Hollywood, FL 33021  
 Phone: +1 954-983-7910

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
B322	1,383 sq ft	Nov 2024	\$280,000	\$202
B518	1,314 sq ft	Nov 2024	\$268,000	\$204
459F	1,383 sq ft	Oct 2024	\$260,000	\$188
B514	1,785 sq ft	Sep 2024	\$540,000	\$303
632D	1,845 sq ft	Aug 2024	\$350,000	\$190

## Market Information



Grandview at Emerald Hills (A to K): \$224/sq. ft.

Hollywood Beach: \$422/sq. ft.

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Broward: \$339/sq. ft.

## Inventory for Sale

Grandview at Emerald Hills (A to K) 4%



Built in 1980 - 442 units, 6 floors

Hollywood Beach	7%
Broward	4%

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

Grandview at Emerald Hills (A to K)	46 days
Hollywood Beach	85 days
Broward	75 days