

# Unit 2812 N 46th Ave # G269 - Grandview at Emerald Hills (A to K)

2812 N 46th Ave # G269 - 2800 N 46 Ave, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number: F10459307  
 Status: Active Under Contract  
 Size: 1,314 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking  
 View: Garden View  
 List Price: \$299,999  
 List PPSF: \$228  
 Valuated Price: \$281,000  
 Valuated PPSF: \$214

*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: 14  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 8

## Building Association Information

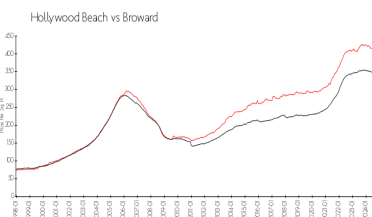
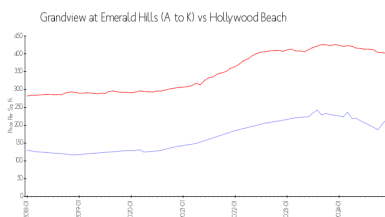
Grandview At Emerald Hills Inc  
 Address: 2800 N 46th Ave,  
 Hollywood, FL 33021  
 Phone: +1 954-983-7910

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
H676	1,383 sq ft	Jan 2025	\$270,000	\$195
G474	1,785 sq ft	Jan 2025	\$3,300,000	\$1,849
B422	1,383 sq ft	Dec 2024	\$299,000	\$216
684K	1,931 sq ft	Nov 2024	\$530,000	\$274
B322	1,383 sq ft	Nov 2024	\$280,000	\$202
B518	1,314 sq ft	Nov 2024	\$268,000	\$204

## Market Information



Grandview at Emerald Hills (A to K): \$218/sq. ft.  
 Hollywood Beach: \$402/sq. ft.

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 Broward: \$334/sq. ft.

## Inventory for Sale



Grandview at Emerald Hills (A to K)	3%
Hollywood Beach	7%
Broward	5%

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

Grandview at Emerald Hills (A to K)	57 days
Hollywood Beach	90 days
Broward	78 days