

# Unit 3700 N 56th Ave # 1035 - Lakewood at Emerald Hills

3700 N 56th Ave # 1035 - 3600-3700 N 56 Ave, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number:	F10462286
Status:	Pending
Size:	749 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	
Rental Price:	\$1,995
List PPSF:	\$3
Valuated Price:	\$215,000
Valuated PPSF:	\$287

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:	300
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

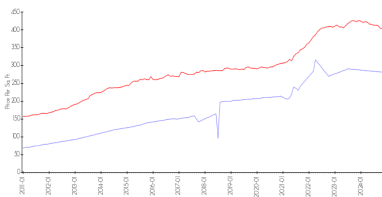
## Building Association Information

Lakewood at Emerald Hills  
 3620 North 56th Avenue  
 Hollywood, Florida 33021  
 (954) 987-6990

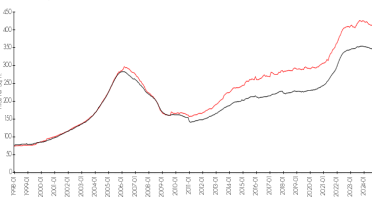
<http://lakewoodassn.com/>

## Market Information

Lakewood at Emerald Hills vs Hollywood Beach



Hollywood Beach vs Broward



Lakewood at Emerald Hills:	\$283/sq. ft.	Hollywood Beach:	\$402/sq. ft.
Hollywood Beach:	\$402/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Lakewood at Emerald Hills	2%
Hollywood Beach	7%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Lakewood at Emerald Hills	37 days
Hollywood Beach	91 days
Broward	78 days

