

# Unit 2800 N 46th Ave # A404 - Grandview at Emerald Hills (A to K)

2800 N 46th Ave # A404 - 2800 N 46 Ave, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number:	F10526796
Status:	Active
Size:	1,383 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Parking-Under Building
View:	
List Price:	\$325,000
List PPSF:	\$235
Valuated Price:	\$282,000
Valuated PPSF:	\$204

*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:	8
Building inventory for sale:	1%
Number of sales over the last 12 months:	31
Number of sales over the last 6 months:	20
Number of sales over the last 3 months:	5

## Building Association Information

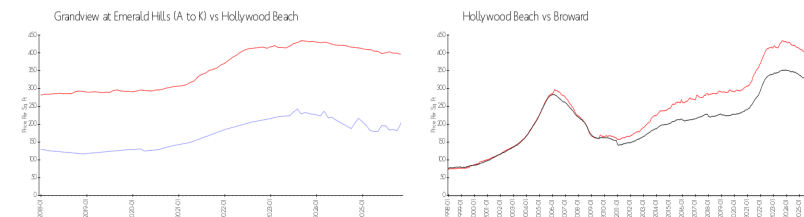
Grandview At Emerald Hills Inc  
Address: 2800 N 46th Ave,  
Hollywood, FL 33021  
Phone: +1 954-983-7910

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
K589	1,383 sq ft	Nov 2025	\$285,000	\$206
E650	2,375 sq ft	Oct 2025	\$440,000	\$185
C227	1,383 sq ft	Oct 2025	\$200,000	\$145
G670	2,375 sq ft	Oct 2025	\$545,000	\$229
B319	1,383 sq ft	Oct 2025	\$235,000	\$170

## Market Information



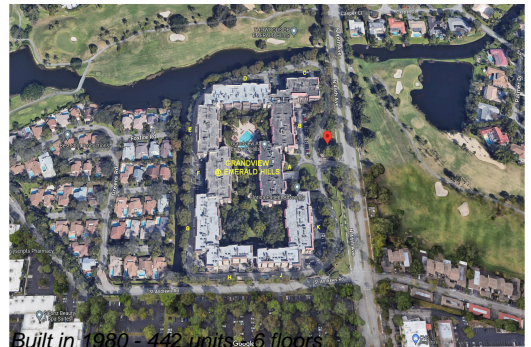
Grandview at  
Emerald Hills (A to  
K):

Hollywood Beach: \$396/sq. ft.

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Broward: \$311/sq. ft.

## Inventory for Sale



Grandview at Emerald Hills (A to K)	2%
Hollywood Beach	6%
Broward	4%

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

Grandview at Emerald Hills (A to K)	111 days
Hollywood Beach	102 days
Broward	88 days