

Unit V416 - Hollybrook Tower

V416 - 8900 Washington Blvd, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number: F10554958
 Status: Active
 Size: 800 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: Assigned, Guest
 View: Golf Course, Pool, Tennis
 List Price: \$178,000
 List PPSF: \$223
 Valuated Price: \$111,000
 Valuated PPSF: \$139

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: 160
 Number of active listings for rent: 0
 Number of active listings for sale: 16
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

Hollybrook Golf and Tennis Club
 Address: 900 Hollybrook Dr,
 Pembroke Pines, FL 33025
 Phone: +1 954-431-0600

<https://www.hollybrook.net/apts.htm>

Recent Sales

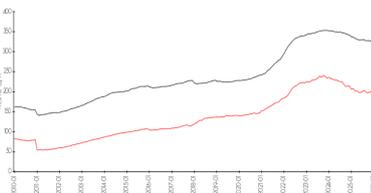
Unit #	Size	Closing Date	Sale Price	PPSF
PH11	800 sq ft	Mar 2026	\$150,000	\$188
403A	800 sq ft	Dec 2025	\$127,190	\$159
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504A	800 sq ft	Jul 2025	\$128,000	\$160
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Market Information

Hollybrook Tower vs Pembroke Pines



Pembroke Pines vs Broward



Hollybrook Tower: \$138/sq. ft. Pembroke Pines: \$189/sq. ft.
 Pembroke Pines: \$189/sq. ft. Broward: \$306/sq. ft.

Inventory for Sale

Hollybrook Tower: 10%
 Pembroke Pines: 4%
 Broward: 6%

Avg. Time to Close Over Last 12 Months



Hollybrook Tower
Pembroke Pines
Broward

112 days
75 days
89 days