

Unit V409 - Hollybrook Tower

V409 - 8900 Washington Blvd, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number:	F10556494
Status:	Active
Size:	800 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned, Guest
View:	Lake, Garden, Golf Course
List Price:	\$125,000
List PPSF:	\$156
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

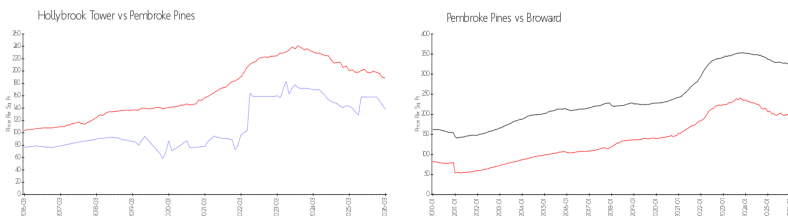
Hollybrook Golf and Tennis Club
Address: 900 Hollybrook Dr,
Pembroke Pines, FL 33025
Phone: +1 954-431-0600

<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:	\$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	112 days
Pembroke Pines	75 days
Broward	89 days