

Unit 2816 N 46th Ave # J682 - Grandview at Emerald Hills (A to K)

2816 N 46th Ave # J682 - 2800 N 46 Ave, Hollywood Beach, FL, Broward 33021

Unit Information

MLS Number:	RX-11037831
Status:	Active
Size:	1,845 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned,Covered,Deeded,Under Building
View:	Other
List Price:	\$569,999
List PPSF:	\$309
Valuated Price:	\$421,000
Valuated PPSF:	\$228

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:	17
Building inventory for sale:	3%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

Building Association Information

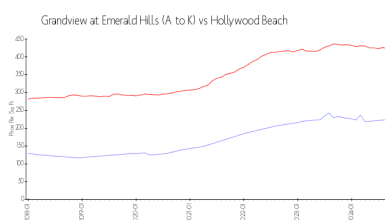
Grandview At Emerald Hills Inc
Address: 2800 N 46th Ave,
Hollywood, FL 33021
Phone: +1 954-983-7910

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

Recent Sales

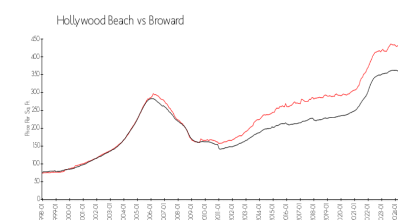
Unit #	Size	Closing Date	Sale Price	PPSF
B322	1,383 sq ft	Nov 2024	\$280,000	\$202
B518	1,314 sq ft	Nov 2024	\$268,000	\$204
459F	1,383 sq ft	Oct 2024	\$260,000	\$188
B514	1,785 sq ft	Sep 2024	\$540,000	\$303
632D	1,845 sq ft	Aug 2024	\$350,000	\$190

Market Information



Grandview at
Emerald Hills (A to
K):

Hollywood Beach: \$422/sq. ft.

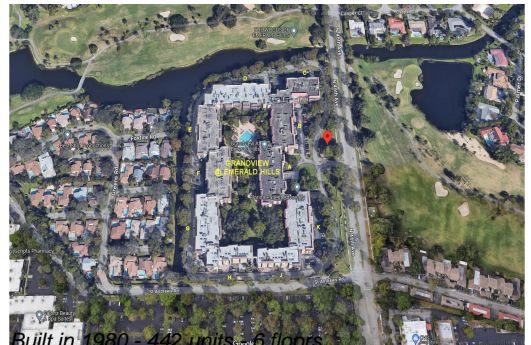


Hollywood Beach: \$422/sq. ft.

Broward: \$339/sq. ft.

Inventory for Sale

Grandview at Emerald Hills (A to K) 4%



Built in 1980 - 442 units, 6 floors

Hollywood Beach	7%
Broward	4%

Avg. Time to Close Over Last 12 Months

Grandview at Emerald Hills (A to K)	46 days
Hollywood Beach	85 days
Broward	75 days