

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-11138959
Status:	Active
Size:	1,845 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned,Guest
View:	
List Price:	\$450,000
List PPSF:	\$244
Valuated Price:	\$384,000
Valuated PPSF:	\$208

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

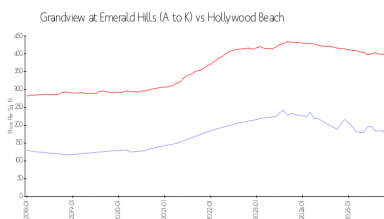
Grandview At Emerald Hills Inc
Address: 2800 N 46th Ave,
Hollywood, FL 33021
Phone: +1 954-983-7910

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

Recent Sales

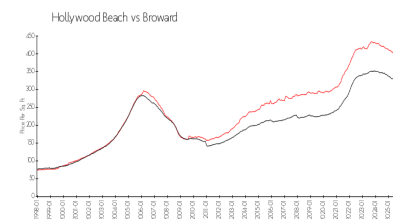
Unit #	Size	Closing Date	Sale Price	PPSF
K589	1,383 sq ft	Nov 2025	\$285,000	\$206
E650	2,375 sq ft	Oct 2025	\$440,000	\$185
C227	1,383 sq ft	Oct 2025	\$200,000	\$145
G670	2,375 sq ft	Oct 2025	\$545,000	\$229
B319	1,383 sq ft	Oct 2025	\$235,000	\$170

Market Information



Grandview at
Emerald Hills (A to
K):

Hollywood Beach: \$396/sq. ft.



Hollywood Beach: \$396/sq. ft.

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