

# Unit 2804 N 46th Ave # C427 - Grandview at Emerald Hills (A to K)

2804 N 46th Ave # C427 - 2800 N 46 Ave, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number:	A11560085
Status:	Active
Size:	1,383 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$365,000
List PPSF:	\$264
Valuated Price:	\$301,000
Valuated PPSF:	\$218

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:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	9

## Building Association Information

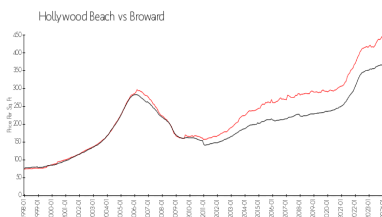
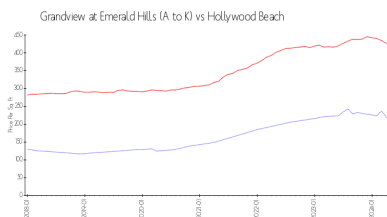
Grandview At Emerald Hills Inc  
 Address: 2800 N 46th Ave,  
 Hollywood, FL 33021  
 Phone: +1 954-983-7910

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
K687	1,383 sq ft	Apr 2024	\$290,000	\$210
G566	1,785 sq ft	Apr 2024	\$330,000	\$185
D236	1,381 sq ft	Apr 2024	\$323,000	\$234
F562	1,383 sq ft	Apr 2024	\$340,000	\$246
C330	1,785 sq ft	Mar 2024	\$320,000	\$179
K386	1,314 sq ft	Mar 2024	\$305,000	\$232
B219	1,383 sq ft	Mar 2024	\$340,000	\$246
H575	1,900 sq ft	Mar 2024	\$355,000	\$187
D542	1,925 sq ft	Mar 2024	\$570,000	\$296

## Market Information



Grandview at Emerald Hills (A to K) \$218/sq. ft.

Hollywood Beach: \$426/sq. ft.



K):  
Hollywood Beach: \$426/sq. ft.      Broward: \$351/sq. ft.

**Inventory for Sale**

Grandview at Emerald Hills (A to K)	2%
Hollywood Beach	5%
Broward	4%

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

Grandview at Emerald Hills (A to K)	49 days
Hollywood Beach	86 days
Broward	67 days