

# Unit 2808 N 46th Ave # E551 - Grandview at Emerald Hills (A to K)

2808 N 46th Ave # E551 - 2800 N 46 Ave, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number: F10417933  
 Status: Active  
 Size: 1,383 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Parking-Under Building  
 View: Pool Area View  
 List Price: \$335,900  
 List PPSF: \$243  
 Valuated Price: \$304,000  
 Valuated PPSF: \$220

*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

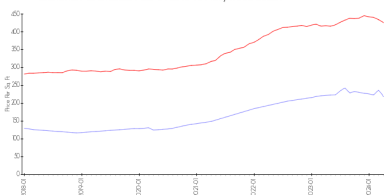
<https://www.grandvieweh.com/>

## 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

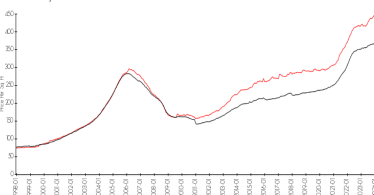
## Market Information

Grandview at Emerald Hills (A to K) vs Hollywood Beach



Grandview at \$218/sq. ft.

Hollywood Beach vs Broward



Hollywood Beach: \$426/sq. ft.



Emerald Hills (A to  
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) 51 days

Hollywood Beach 85 days

Broward 67 days