

# Unit 57-102 - Hollybrook Golf & Tennis Club 53-64

57-102 - 300-830 S Hollybrook Dr, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number:	F10420798
Status:	Active
Size:	1,170 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Golf View,Lake
List Price:	\$235,000
List PPSF:	\$201
Valuated Price:	\$209,000
Valuated PPSF:	\$179

*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:	340
Number of active listings for rent:	0
Number of active listings for sale:	10
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:	5

## Building Association Information

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

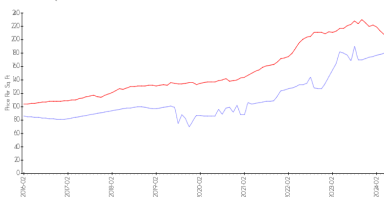
<http://www.hollybrook.com/>

## Recent Sales

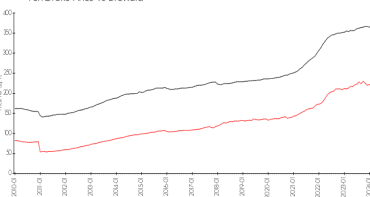
Unit #	Size	Closing Date	Sale Price	PPSF
103	1,170 sq ft	Apr 2024	\$200,000	\$171
210	1,170 sq ft	Apr 2024	\$220,000	\$188
201	1,170 sq ft	Mar 2024	\$137,000	\$117
207	1,170 sq ft	Mar 2024	\$170,000	\$145
303	1,170 sq ft	Feb 2024	\$250,000	\$214

## Market Information

Hollybrook Golf & Tennis Club 53-64 vs Pembroke Pines

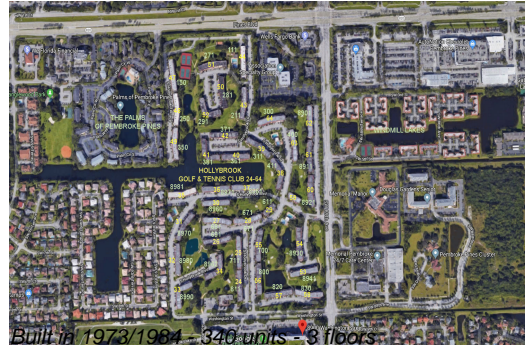


Pembroke Pines vs Broward



Hollybrook Golf & Tennis Club 53-64:	\$180/sq. ft.	Pembroke Pines:	\$208/sq. ft.
Pembroke Pines:	\$208/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale



Hollybrook Golf & Tennis Club 53-64	3%
Pembroke Pines	3%
Broward	4%

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

Hollybrook Golf & Tennis Club 53-64	111 days
Pembroke Pines	55 days
Broward	67 days