



A11947130 SEFMLS © 2026



**Price: \$299,000**

**MLS Number: A11947130**

**Condo / Town Home**

**2800 N 46th Ave Unit A307, Hollywood, Florida 33021 USA**

**Beds: 2**

**Baths: 2**

**Half Baths: 1**

**Living Area: 1,383**

**Unit: A307**

**HOA Fees: \$880**

**Year Built: 1980**

**Community: GRANDVIEW AT EMERALD HILL**

**Subdivision: GRANDVIEW AT EMERALD HILL**

**Junior High: Attucks**

**High School: Hollywood HI High**

## ABOUT THIS PROPERTY

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GREAT OPPORTUNITY to own a beautifully updated condo with luxury amenities, strong investment potential, and unbeatable serene garden and pool views. Perfect as a primary residence, vacation home, or income-producing investment. This move-in ready property features a modern kitchen with granite countertops, stainless steel appliances, and a breakfast bar. The second bedroom also offers its own remodeled private bath, while the stylish half bath adds extra convenience for guests. The living area features a fireplace, hardwood floors, and a large window overlooking the pool and garden. Hurricane-impact sliding doors provide storm protection, ensuring peace of mind and high-quality water throughout. Association has full reserves, completed 40-year recertification, and seller will pay remaining association dues. Parking. Amenities include a pool, fitness center, sauna, steam room, library, billiards, ping-pong, BBQ area, cable, and high-speed internet.

PROPERTY  
LOCATION

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Image



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