



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 spacious layout with a large living area, modern kitchen with granite countertops, and a private balcony overlooking the pool and garden. The second bedroom also offers its own remodeled private bath, while the stylish half bath adds extra convenience for guests. The kitchen features granite countertops that combine modern style and everyday functionality. 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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