



A11952713 SEFMESO 2026

**Price: \$299,000****MLS Number: A11952718****Condo / Town Home****2806 N 46th Ave Unit D537, Hollywood, Florida 33021 USA****Beds: 2****Baths: 2****Living Area: 1,383****Unit: D537****HOA Fees: \$880****Year Built: 1982****Community: GRANDVIEW AT EMERALD HILL****Subdivision: GRANDVIEW AT EMERALD HILL**

**Elementary School:** Stirling

**High School:** Hollywood HI High

**Junior High:** Attucks

## ABOUT THIS PROPERTY

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IDEAL LOCATION, Overlooking Gorgeous Pool & Gardens, smack in the middle, on the 5th floor, this Stunning 2BR/2BA, se Kitchen, w/LOTS of Space! Washer/Dryer, relocated into hallway, creating LARGE Storage Area in Kitchen, which has been Oversized Marble Tile, except Master Bedroom has carpet. Just waiting for a little TLC, to bring it up to date! Large Screened possibilities. Htd Pool, Gym, Billiards, Library, Social Hall, Cvd Pkg. Close to FTL Airport, Shopping, Hard Rock Hotel & Cas Beaches. Spacious apartment w/loads of potential. Lovely walking paths, inside and around the complex, nestled in a 24/7, \$ Beautiful, safe Emerald Hills. Quiet and Peaceful Community...like a "Secret Place". Several Houses of Worship within walkin Service Animals pending approval.

# PROPERTY LOCATION

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Image



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