Unit 1251 - Old Port Cove Lake Point Tower

1251 - 100 Lakeshore Dr, North Palm Beach, FL, Palm Beach 33408

Unit Information

 MLS Number:
 RX-10945285

 Status:
 Active

 Size:
 4,409 Sq ft.

Bedrooms: 3
Full Bathrooms: 3
Half Bathrooms: 1

Parking Spaces: 2+ Spaces, Assigned, Garage - Building, Guest, Under Building

View: Bay,Intracoastal,Lagoon,Marina,Ocean

 List Price:
 \$1,850,000

 List PPSF:
 \$420

 Valuated Price:
 \$1,503,000

 Valuated PPSF:
 \$444

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: 177
Number of active listings for rent: 0
Number of active listings for sale: 6
Building inventory for sale: 3%
Number of sales over the last 12 months: 9
Number of sales over the last 6 months: 7
Number of sales over the last 3 months: 4

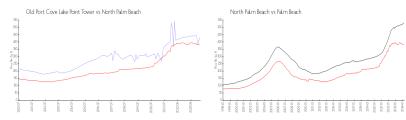


Old Port Cove Corporation 1200 US Highway No 1 North Palm Beach, FL 33408 Phone: (561) 626-1350

Recent Sales

Size	Closing Date	Sale Price	PPSF
2,541 sq ft	Mar 2024	\$1,100,000	\$433
4,296 sq ft	Mar 2024	\$2,275,000	\$530
2,645 sq ft	Feb 2024	\$1,030,000	\$389
3,120 sq ft	Feb 2024	\$1,200,000	\$385
7,524 sq ft	Jan 2024	\$3,052,500	\$406
2,689 sq ft	Jan 2024	\$885,000	\$329
	2,541 sq ft 4,296 sq ft 2,645 sq ft 3,120 sq ft 7,524 sq ft	2,541 sq ft Mar 2024 4,296 sq ft Mar 2024 2,645 sq ft Feb 2024 3,120 sq ft Feb 2024 7,524 sq ft Jan 2024	2,541 sq ft Mar 2024 \$1,100,000 4,296 sq ft Mar 2024 \$2,275,000 2,645 sq ft Feb 2024 \$1,030,000 3,120 sq ft Feb 2024 \$1,200,000 7,524 sq ft Jan 2024 \$3,052,500

Market Information



Old Port Cove Lake \$431/sq. ft.

Point Tower:

North Palm Beach: \$385/sq. ft.

North Palm Beach: \$385/sq. ft.

Palm Beach: \$475/sq. ft.

Inventory for Sale

Old Port Cove Lake Point Tower 3% North Palm Beach 5%





Palm Beach 3%

Avg. Time to Close Over Last 12 Months

Old Port Cove Lake Point Tower 108 days
North Palm Beach 68 days
Palm Beach 56 days