

# Unit 104 - Lake Point Tower

104 - 100 Golden Isles Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11608597
Status:	Active
Size:	834 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$260,000
List PPSF:	\$312
Valuated Price:	\$206,000
Valuated PPSF:	\$206

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:	208
Number of active listings for rent:	4
Number of active listings for sale:	17
Building inventory for sale:	8%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

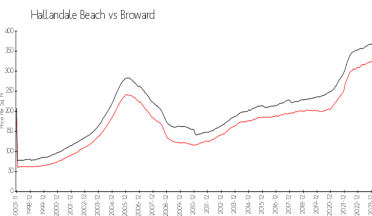
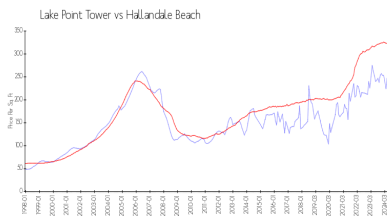
## Building Association Information

Lake Point Tower Condominium  
(954) 455-6403

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1214	968 sq ft	Jul 2024	\$225,000	\$232
211	982 sq ft	Jun 2024	\$249,000	\$254
713	1,259 sq ft	Jun 2024	\$275,000	\$218
904	968 sq ft	May 2024	\$255,000	\$263
1206	982 sq ft	Apr 2024	\$262,000	\$267

## Market Information



Lake Point Tower: \$216/sq. ft.  
Hallandale Beach: \$321/sq. ft.

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Broward: \$349/sq. ft.

## Inventory for Sale

Lake Point Tower	8%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Lake Point Tower  
Hallandale Beach  
Broward

71 days  
74 days  
70 days