

# Unit 1111 - Lake Point Tower

1111 - 100 Golden Isles Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11612733  
 Status: Active  
 Size: 982 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$269,900  
 List PPSF: \$275  
 Valuated Price: \$238,000  
 Valuated PPSF: \$216

*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

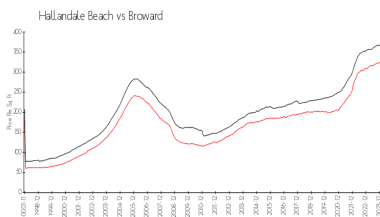
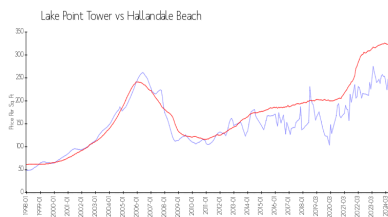
## Building Association Information

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