

# Unit 2158 - Old Port Cove Lake Point Tower

2158 - 100 Lakeshore Dr, North Palm Beach, FL, Palm Beach 33408

## Unit Information

MLS Number: A11334319  
 Status: Pending  
 Size: 3,541 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking  
 View:  
 List Price: \$1,995,000  
 List PPSF: \$563  
 Valuated Price: \$1,669,000  
 Valuated PPSF: \$471

*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: 6

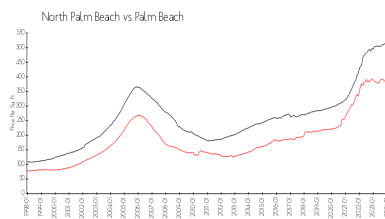
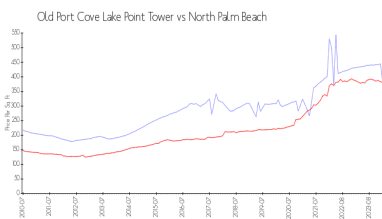
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1256	2,541 sq ft	Mar 2024	\$1,100,000	\$433
1051	4,296 sq ft	Mar 2024	\$2,275,000	\$530
1657	2,645 sq ft	Feb 2024	\$1,030,000	\$389
2157	3,120 sq ft	Feb 2024	\$1,200,000	\$385
L11	7,524 sq ft	Jan 2024	\$3,052,500	\$406
1954	2,689 sq ft	Jan 2024	\$885,000	\$329

## Market Information



Old Port Cove Lake Point Tower: \$459/sq. ft.  
 North Palm Beach: \$388/sq. ft.

North Palm Beach: \$388/sq. ft.  
 Palm Beach: \$453/sq. ft.

## Inventory for Sale

Old Port Cove Lake Point Tower: 3%  
 North Palm Beach: 4%



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