

# Unit 1040 Lake Shore Dr # 203 - Bay Reach

1040 Lake Shore Dr # 203 - 1010-1155 Lake Shore Dr, Lake Park, FL, Palm Beach 33403

## Unit Information

MLS Number:	F10541116
Status:	Active
Size:	1,206 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	
List Price:	\$300,000
List PPSF:	\$249
Valuated Price:	\$282,000
Valuated PPSF:	\$235

*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:	220
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	4%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

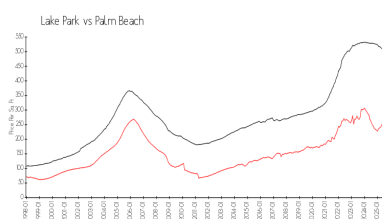
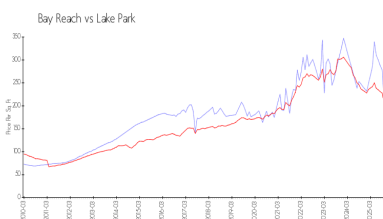
Bay Reach  
Address 1001 Lake Shore Dr  
Lake Park, Florida 33403  
Phone +1 561-845-0755

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	746 sq ft	Oct 2025	\$162,916	\$218
101	923 sq ft	Sep 2025	\$255,000	\$276
206	746 sq ft	Aug 2025	\$220,000	\$295
203	1,206 sq ft	Jun 2025	\$315,000	\$261
103	923 sq ft	May 2025	\$310,000	\$336

## Market Information

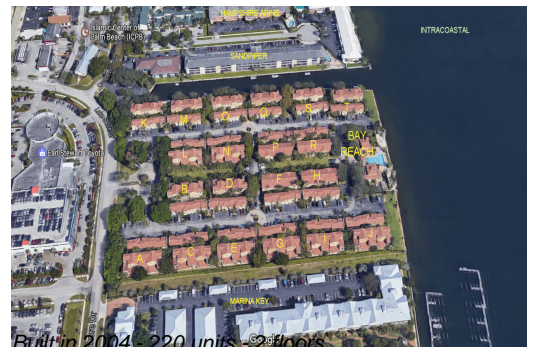


Bay Reach: \$234/sq. ft.  
Lake Park: \$212/sq. ft.

Lake Park: \$212/sq. ft.  
Palm Beach: \$452/sq. ft.

## Inventory for Sale

Bay Reach	5%
Lake Park	5%
Palm Beach	3%



**Avg. Time to Close Over Last 12 Months**

Bay Reach	69 days
Lake Park	72 days
Palm Beach	77 days