

Unit 401 - Lake Harbour Towers South

401 - 301 Lake Shore Dr, Lake Shore, FL, Palm Beach 33403

Unit Information

MLS Number: RX-10930865
 Status: Active
 Size: 1,316 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned,Covered
 View: Intracoastal,Pool
 List Price: \$549,990
 List PPSF: \$418
 Valuated Price: \$399,000
 Valuated PPSF: \$303

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: 84
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

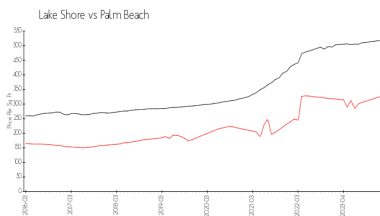
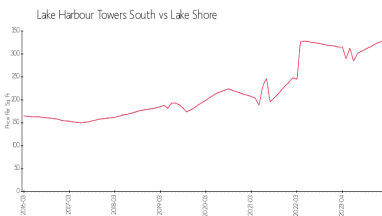
Building Association Information

LAKE HARBOUR TOWERS SOUTH
 CONDOMINIUM ASSOCIATION, INC.
 301 LAKE SHORE DRIVE
 LAKE PARK, FLORIDA 33403
 Phone: (561) 626-0917

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
704	1,316 sq ft	Dec 2023	\$415,000	\$315
709	1,316 sq ft	Sep 2023	\$385,000	\$293
511	1,316 sq ft	Jul 2023	\$401,000	\$305
804	1,316 sq ft	Jun 2023	\$410,000	\$312
711	1,316 sq ft	May 2023	\$415,000	\$315

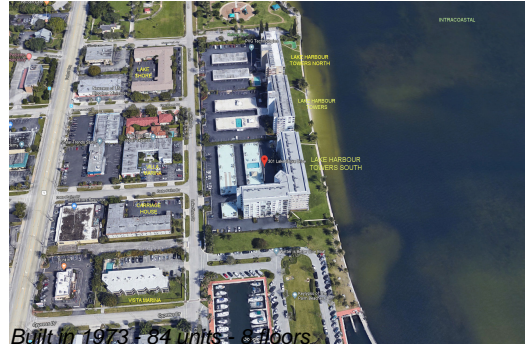
Market Information



Lake Harbour Towers South:	\$315/sq. ft.	Lake Shore:	\$330/sq. ft.
Lake Shore:	\$330/sq. ft.	Palm Beach:	\$454/sq. ft.

Inventory for Sale

Lake Harbour Towers South: 6%
 Lake Shore: 6%
 Palm Beach: 3%



Avg. Time to Close Over Last 12 Months

Lake Harbour Towers South	122 days
Lake Shore	122 days
Palm Beach	56 days