

# Unit 503 - Lake Harbour Towers

503 - 401 Lake Shore Dr, Lake Park, FL, Palm Beach 33403

## Unit Information

MLS Number: RX-10949075  
 Status: Active  
 Size: 1,316 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Carport - Detached, Covered, Guest  
 View: Intracoastal  
 List Price: \$450,000  
 List PPSF: \$342  
 Valuated Price: \$436,000  
 Valuated PPSF: \$331

*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: 48  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

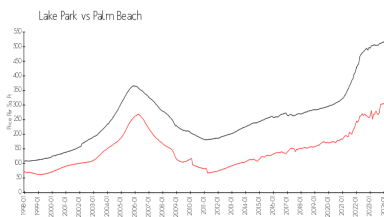
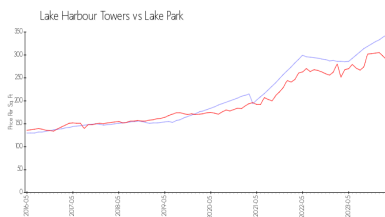
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
504	1,316 sq ft	Sep 2023	\$415,000	\$315
Ph-803	1,316 sq ft	May 2023	\$360,000	\$274
201	1,316 sq ft	May 2023	\$395,000	\$300

## Market Information



Lake Harbour Towers:	\$330/sq. ft.	Lake Park:	\$289/sq. ft.
Lake Park:	\$289/sq. ft.	Palm Beach:	\$454/sq. ft.

## Inventory for Sale

Lake Harbour Towers: 6%  
 Lake Park: 4%  
 Palm Beach: 3%



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

Lake Harbour Towers	n/a
Lake Park	45 days
Palm Beach	56 days