

# Unit 3593 Birdie Dr # 104 - Poinciana Place A B & C

3593 Birdie Dr # 104 - 3593 Birdie Dr, Lake Worth, FL, Palm Beach 33467

## Unit Information

MLS Number:	RX-10955385
Status:	Active
Size:	1,090 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest
View:	Golf,Lake,Other
List Price:	\$150,000
List PPSF:	\$138
Valuated Price:	\$172,000
Valuated PPSF:	\$158

*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:	144
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

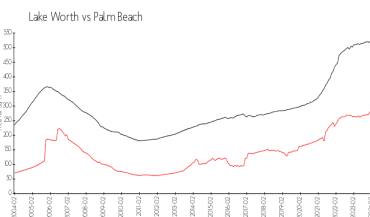
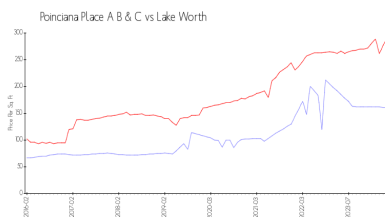
Poinciana Place Condominium Association  
3536 Viaduct Poinciana  
Lake Worth, FL 33467  
Phone: (561) 967-7420

<https://www.poinciana1and2.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	1,090 sq ft	May 2024	\$175,000	\$161
301	1,352 sq ft	Feb 2024	\$165,000	\$122
108	1,090 sq ft	Oct 2023	\$159,000	\$146
501	1,090 sq ft	Aug 2023	\$180,000	\$165
402	1,090 sq ft	Jul 2023	\$265,000	\$243

## Market Information



Poinciana Place A B & C: \$161/sq. ft.  
Lake Worth: \$290/sq. ft.

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Palm Beach: \$474/sq. ft.

## Inventory for Sale



Poinciana Place A B & C	6%
Lake Worth	3%
Palm Beach	3%

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

Poinciana Place A B & C	68 days
Lake Worth	46 days
Palm Beach	57 days