

# Unit 305 - Lake Harbour Towers

305 - 401 Lake Shore Dr, Lake Park, FL, Palm Beach 33403

## Unit Information

MLS Number:	RX-10965446
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:	\$475,000
List PPSF:	\$361
Valuated Price:	\$437,000
Valuated PPSF:	\$332

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:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

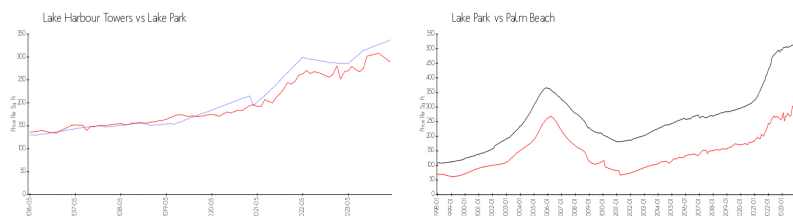
## Building Association Information

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

## Market Information

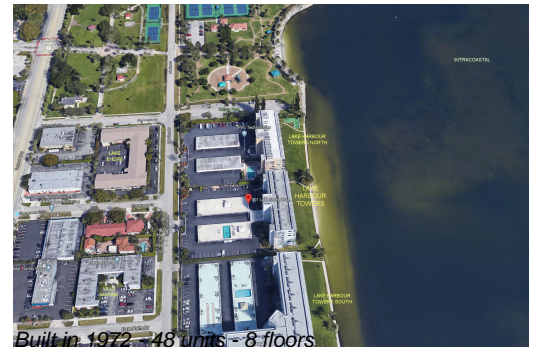


Lake Harbour Towers:	\$337/sq. ft.	Lake Park:	\$289/sq. ft.
Lake Park:	\$289/sq. ft.	Palm Beach:	\$469/sq. ft.

## Inventory for Sale

Lake Harbour Towers	6%
Lake Park	5%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months



Lake Harbour Towers	n/a
Lake Park	46 days
Palm Beach	56 days