

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: \$427,000
 Valuated PPSF: \$324

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

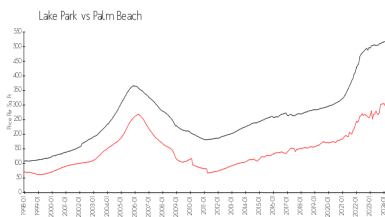
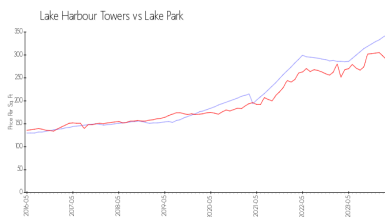
Building Association Information

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