

# Unit 807 - Lake Harbour Towers South

807 - 301 Lake Shore Dr, Lake Shore, FL, Palm Beach 33403

## Unit Information

MLS Number:	RX-10972627
Status:	Active
Size:	1,363 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	Intracoastal
List Price:	\$699,000
List PPSF:	\$513
Valuated Price:	\$435,000
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:	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

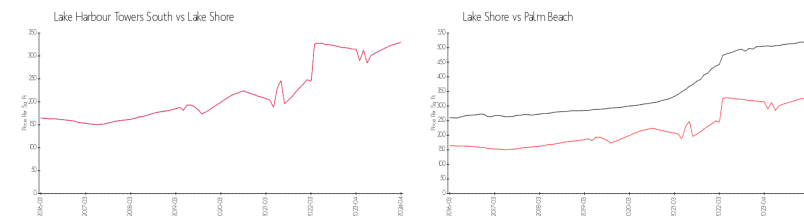
## Building Association Information

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

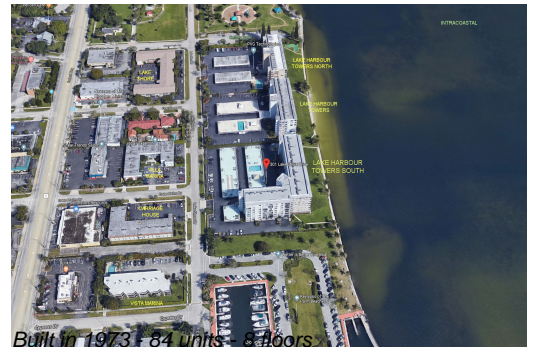
## Market Information



Lake Harbour Towers South:	\$330/sq. ft.	Lake Shore:	\$330/sq. ft.
Lake Shore:	\$330/sq. ft.	Palm Beach:	\$469/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