

Unit 809 - Lake Harbour Towers South

809 - 301 Lake Shore Dr, Lake Shore, FL, Palm Beach 33403

Unit Information

MLS Number:	RX-10973596
Status:	Active
Size:	1,316 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Covered,Vehicle Restrictions
View:	Intracoastal,Marina
List Price:	\$449,900
List PPSF:	\$342
Valuated Price:	\$476,000
Valuated PPSF:	\$362

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:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

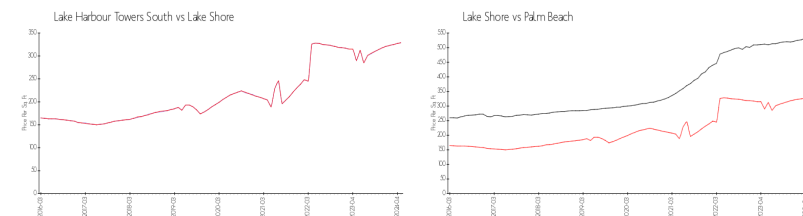
Building Association Information

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

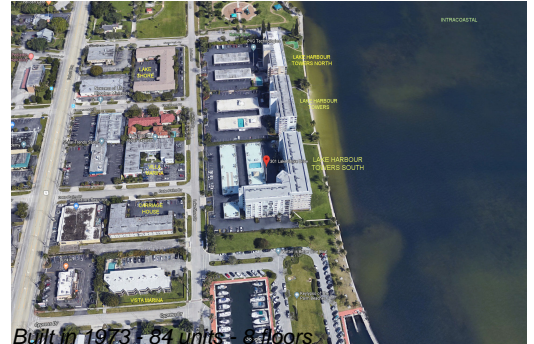
Market Information



Lake Harbour Towers South:	\$329/sq. ft.	Lake Shore:	\$329/sq. ft.
Lake Shore:	\$329/sq. ft.	Palm Beach:	\$476/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	57 days