

# Unit 3595 Birdie Dr # 103 - Poinciana Place A B & C

3595 Birdie Dr # 103 - 3593 Birdie Dr, Lake Worth, FL, Palm Beach 33467

## Unit Information

MLS Number:	RX-10978110
Status:	Temp Off Market
Size:	824 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned, Guest, Vehicle Restrictions
View:	Golf, Lagoon
List Price:	\$157,000
List PPSF:	\$191
Valuated Price:	\$114,000
Valuated PPSF:	\$138

*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:	10
Building inventory for sale:	6%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

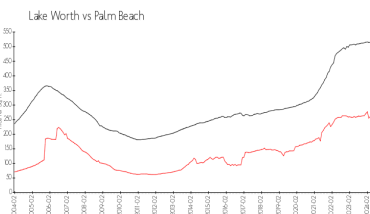
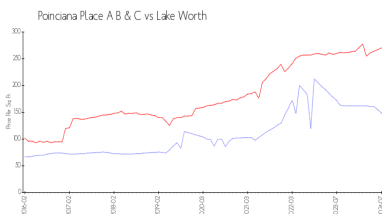
Poinciana Place Condominium Association  
3536 Viaduct Poinciana  
Lake Worth, FL 33467  
Phone: (561) 967-7420

<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

## Market Information



Poinciana Place A B & C: \$142/sq. ft.  
Lake Worth: \$272/sq. ft.

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Palm Beach: \$471/sq. ft.

## Inventory for Sale

Poinciana Place A B & C	7%
Lake Worth	4%
Palm Beach	3%



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

Poinciana Place A B & C	68 days
Lake Worth	46 days
Palm Beach	58 days