

# Unit G-35 - Old Port Cove Tower 3

G-35 - 120-126 Lakeshore Dr, North Palm Beach, FL, Palm Beach 33408

## Unit Information

MLS Number: RX-10984665  
 Status: Active  
 Size: 1,744 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Deeded, Garage - Building, Guest, Under Building  
 View: Intracoastal  
 List Price: \$525,000  
 List PPSF: \$301  
 Valuated Price: \$507,000  
 Valuated PPSF: \$334

*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: 165  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

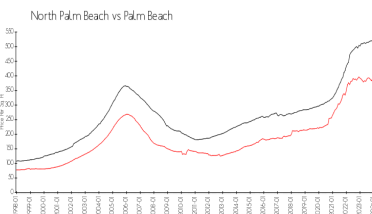
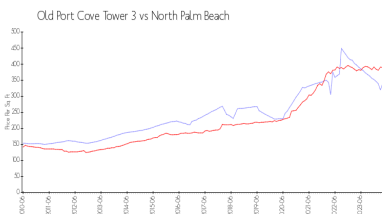
## Building Association Information

Old Port Cove  
 Condominium Association Three Inc  
 124 Lakeshore Drive Apartment 1129  
 North Palm Beach, FL 33408  
 Phone: (561) 626-3982

## Recent Sales

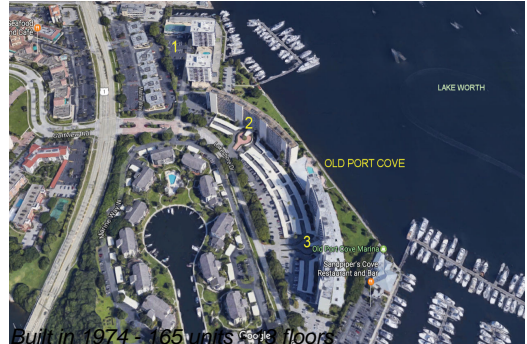
Unit #	Size	Closing Date	Sale Price	PPSF
T-31	1,598 sq ft	Jun 2024	\$355,000	\$222
337	2,120 sq ft	May 2024	\$812,500	\$383
G-39	2,164 sq ft	Apr 2024	\$990,000	\$457
3340	1,968 sq ft	Mar 2024	\$500,000	\$254
3270	1,424 sq ft	Dec 2023	\$410,000	\$288
630	1,424 sq ft	Dec 2023	\$463,125	\$325
6280	2,800 sq ft	Dec 2023	\$975,000	\$348

## Market Information



Old Port Cove Tower 3: \$356/sq. ft.  
 North Palm Beach: \$401/sq. ft.  
 North Palm Beach: \$401/sq. ft.  
 Palm Beach: \$474/sq. ft.

## Inventory for Sale



Old Port Cove Tower 3	2%
North Palm Beach	4%
Palm Beach	3%

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

Old Port Cove Tower 3	70 days
North Palm Beach	70 days
Palm Beach	57 days