

# 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 Under Contract
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:	\$444,000
Valuated PPSF:	\$292

*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:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

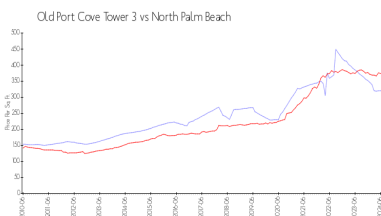
## Building Association Information

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

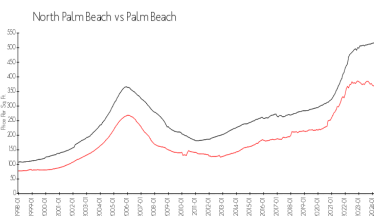
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
531	1,598 sq ft	Aug 2024	\$400,000	\$250
7290	1,598 sq ft	Jul 2024	\$457,500	\$286
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

## Market Information



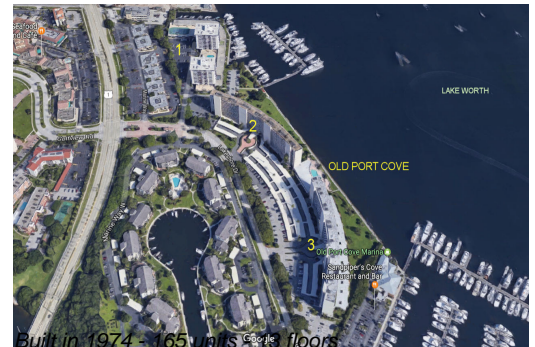
Old Port Cove Tower 3: \$310/sq. ft.  
North Palm Beach: \$372/sq. ft.



North Palm Beach: \$372/sq. ft.  
Palm Beach: \$471/sq. ft.

## Inventory for Sale

Old Port Cove Tower 3	1%
North Palm Beach	4%
Palm Beach	3%



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

Old Port Cove Tower 3	16 days
North Palm Beach	67 days
Palm Beach	58 days