

Unit PH-57 - Old Port Cove Lake Point Tower

PH-57 - 100 Lakeshore Dr, North Palm Beach, FL, Palm Beach 33408

Unit Information

MLS Number: RX-10985587
 Status: Active
 Size: 3,200 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned, Garage - Building, Under Building, Vehicle Restrictions
 View: Intracoastal, Lagoon, Lake, Ocean, Pool
 List Price: \$1,550,000
 List PPSF: \$484
 Valuated Price: \$1,598,000
 Valuated PPSF: \$604

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: 177
 Number of active listings for rent: 0
 Number of active listings for sale: 6
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 2

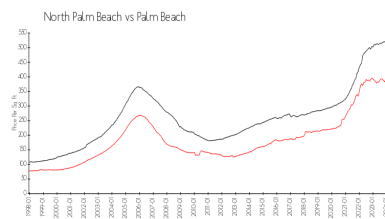
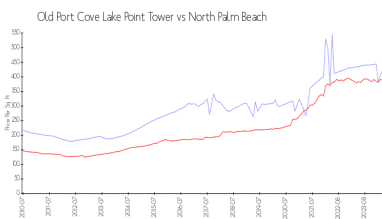
Building Association Information

Old Port Cove Corporation
 1200 US Highway No 1
 North Palm Beach, FL 33408
 Phone: (561) 626-1350

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2158	3,541 sq ft	Jun 2024	\$1,750,000	\$494
353	2,865 sq ft	May 2024	\$1,350,000	\$471
1256	2,541 sq ft	Mar 2024	\$1,100,000	\$433
1051	4,296 sq ft	Mar 2024	\$2,275,000	\$530
1657	2,645 sq ft	Feb 2024	\$1,030,000	\$389
2157	3,120 sq ft	Feb 2024	\$1,200,000	\$385

Market Information



Old Port Cove Lake Point Tower: \$444/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 Lake Point Tower: 3%
 North Palm Beach: 4%



Palm Beach

3%

Avg. Time to Close Over Last 12 Months

Old Port Cove Lake Point Tower	189 days
North Palm Beach	70 days
Palm Beach	57 days