

# Unit 204 - Grandview at Spring Lakes

204 - 3138 Via Poinciana, Lake Worth, FL, Palm Beach 33467

## Unit Information

MLS Number:	RX-10991052
Status:	Active
Size:	1,125 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Garden
List Price:	\$145,900
List PPSF:	\$130
Valuated Price:	\$160,000
Valuated PPSF:	\$142

*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:	64
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	6%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

THE GRANDVIEW AT SPRING LAKES  
 CONDOMINIUM ASSOCIATION, INC.  
 Location -3138 VIA POINCIANA,  
 LAKE WORTH, FL 33467  
 Phone - 561 - 641 - 1016  
 Fax - 561 - 641 - 9118

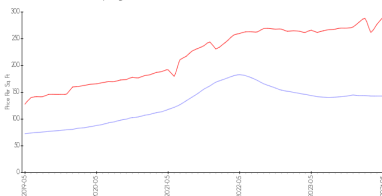
<https://www.cmcmanagement.biz/the-grandview.html>

## Recent Sales

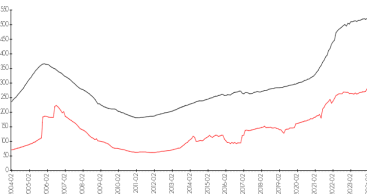
Unit #	Size	Closing Date	Sale Price	PPSF
414	1,125 sq ft	Dec 2023	\$165,000	\$147

## Market Information

Grandview at Spring Lakes vs Lake Worth



Lake Worth vs Palm Beach



Grandview at Spring Lakes:	\$143/sq. ft.	Lake Worth:	\$290/sq. ft.
Lake Worth:	\$290/sq. ft.	Palm Beach:	\$474/sq. ft.

## Inventory for Sale

Grandview at Spring Lakes	6%
Lake Worth	4%
Palm Beach	3%



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

Grandview at Spring Lakes	40 days
Lake Worth	46 days
Palm Beach	57 days