

# Unit 1035 Lake Shore Dr # 204 - Bay Reach

1035 Lake Shore Dr # 204 - 1010-1155 Lake Shore Dr, Lake Park, FL, Palm Beach 33403

## Unit Information

MLS Number: RX-11000335  
 Status: Active  
 Size: 1,204 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Garage - Detached  
 View:  
 List Price: \$295,000  
 List PPSF: \$245  
 Valuated Price: \$250,000  
 Valuated PPSF: \$272

*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: 220  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

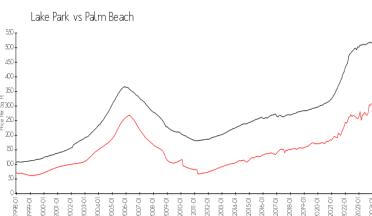
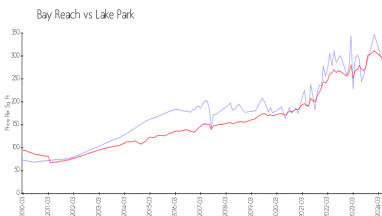
## Building Association Information

Bay Reach  
 Address 1001 Lake Shore Dr  
 Lake Park, Florida 33403  
 Phone +1 561-845-0755

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204	1,200 sq ft	Jan 2024	\$417,500	\$348
202	1,200 sq ft	Dec 2023	\$285,000	\$238
105	1,100 sq ft	Oct 2023	\$290,000	\$264
103	920 sq ft	Oct 2023	\$420,000	\$457
104	1,140 sq ft	Oct 2023	\$285,000	\$250

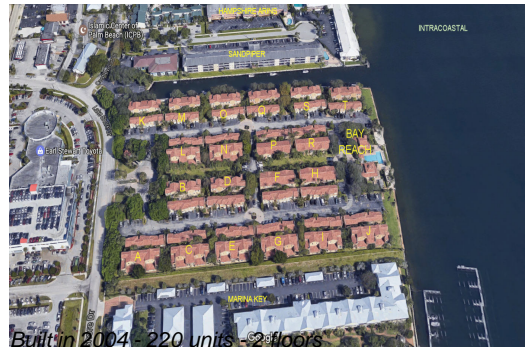
## Market Information



Bay Reach: \$270/sq. ft.  
 Lake Park: \$282/sq. ft.  
 Lake Park: \$282/sq. ft.  
 Palm Beach: \$474/sq. ft.

## Inventory for Sale

Bay Reach 4%  
 Lake Park 5%  
 Palm Beach 3%



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

Bay Reach	57 days
Lake Park	51 days
Palm Beach	58 days