

# Unit T-53 - Old Port Cove Lake Point Tower

T-53 - 100 Lakeshore Dr, North Palm Beach, FL, Palm Beach 33408

## Unit Information

MLS Number:	RX-11025056
Status:	Active
Size:	3,292 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Assigned, Garage - Building
View:	City, Golf, Intracoastal, Lake, Ocean
List Price:	\$1,850,000
List PPSF:	\$562
Valuated Price:	\$1,288,000
Valuated PPSF:	\$450

*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:	16
Building inventory for sale:	9%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

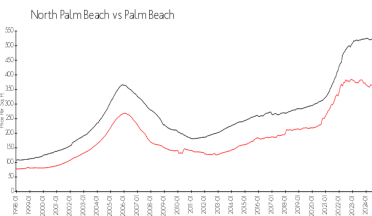
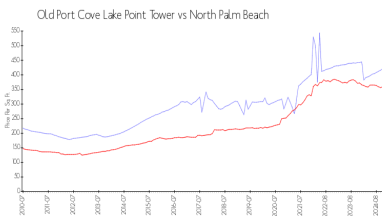
## Building Association Information

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
1251	4,409 sq ft	Jan 2025	\$1,400,000	\$318
Ph57	3,200 sq ft	Dec 2024	\$1,420,000	\$444
757	3,200 sq ft	Nov 2024	\$1,090,000	\$341
1953	3,555 sq ft	Jun 2024	\$1,795,000	\$505
2158	3,541 sq ft	Jun 2024	\$1,750,000	\$494

## Market Information



Old Port Cove Lake Point Tower:	\$394/sq. ft.	North Palm Beach:	\$363/sq. ft.
North Palm Beach:	\$363/sq. ft.	Palm Beach:	\$464/sq. ft.

## Inventory for Sale

Old Port Cove Lake Point Tower	9%
North Palm Beach	6%
Palm Beach	4%

## Avg. Time to Close Over Last 12 Months

Old Port Cove Lake Point Tower	173 days
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North Palm Beach  
Palm Beach

72 days  
62 days