

# Unit 1604 - Lands of the President 2

1604 - 2000 Presidential Wy, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: RX-11025205  
 Status: Active  
 Size: 1,707 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2+ Spaces, Carport - Attached, Guest  
 View: Golf  
 List Price: \$429,000  
 List PPSF: \$251  
 Valuated Price: \$370,000  
 Valuated PPSF: \$247

*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: 114  
 Number of active listings for rent: 3  
 Number of active listings for sale: 7  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

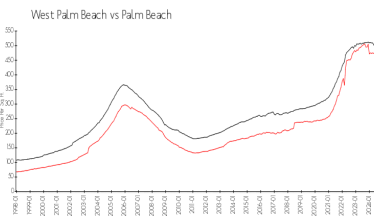
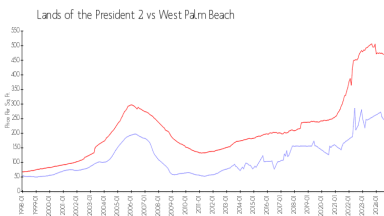
## Building Association Information

Lands Of The President 2 Condominium Association Inc  
 Washington Tower  
 2000 Presidential Way  
 West Palm Beach, FL 33401-1515  
 (561) 689-9245

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	1,496 sq ft	Sep 2024	\$295,000	\$197
901	1,707 sq ft	Jul 2024	\$220,000	\$129
505	1,395 sq ft	May 2024	\$280,000	\$201
805	1,395 sq ft	Mar 2024	\$350,000	\$251

## Market Information



Lands of the President 2: \$240/sq. ft.  
 West Palm Beach: \$470/sq. ft.  
 West Palm Beach: \$470/sq. ft.  
 Palm Beach: \$466/sq. ft.

## Inventory for Sale

Lands of the President 2: 6%  
 West Palm Beach: 4%  
 Palm Beach: 4%

## Avg. Time to Close Over Last 12 Months

Lands of the President 2: n/a



West Palm Beach  
Palm Beach

56 days  
60 days