

# Unit 416 - Old Port Cove Tower 2

416 - 130-136 Lakeshore Dr, North Palm Beach, FL, Palm Beach 33408

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | RX-11110323  |
| Status:         | Active       |
| Size:           | 1,498 Sq ft. |
| Bedrooms:       | 3            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: |              |
| View:           |              |
| List Price:     | \$749,000    |
| List PPSF:      | \$500        |
| Valuated Price: | \$474,000    |
| Valuated PPSF:  | \$319        |

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:      | 12  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

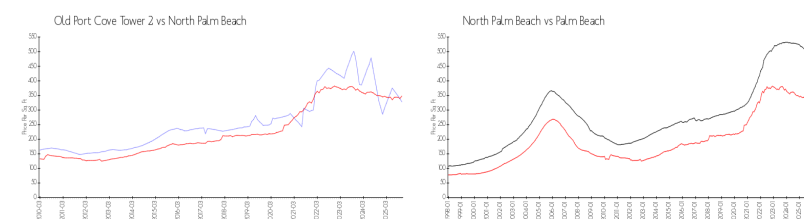
Old Port Cove Condominium  
 Association Three Inc  
 124 Lakeshore Drive Apartment 1129  
 North Palm Beach, FL 33408  
 Phone: (561) 626-3982

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 717    | 996 sq ft   | Jun 2025     | \$369,000  | \$370 |
| 512    | 1,244 sq ft | Apr 2025     | \$430,000  | \$346 |
| 721    | 1,235 sq ft | Apr 2025     | \$445,000  | \$360 |
| 816    | 1,498 sq ft | Apr 2025     | \$740,000  | \$494 |
| 719    | 1,244 sq ft | Feb 2025     | \$385,000  | \$309 |

## Market Information

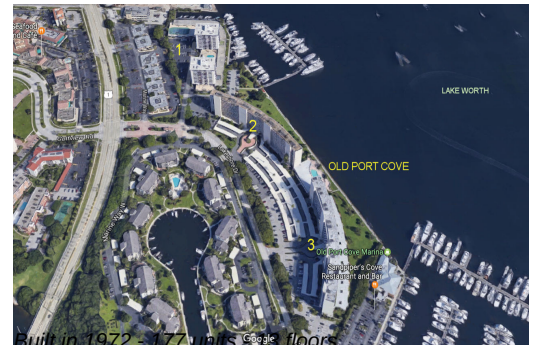


Old Port Cove Tower 2: \$328/sq. ft.  
 North Palm Beach: \$348/sq. ft.

North Palm Beach: \$348/sq. ft.  
 Palm Beach: \$452/sq. ft.

## Inventory for Sale

|                       |    |
|-----------------------|----|
| Old Port Cove Tower 2 | 7% |
| North Palm Beach      | 4% |
| Palm Beach            | 3% |



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

|                       |         |
|-----------------------|---------|
| Old Port Cove Tower 2 | 81 days |
| North Palm Beach      | 97 days |
| Palm Beach            | 77 days |