

Unit 454 - Old Port Cove Lake Point Tower

454 - 100 Lakeshore Dr, North Palm Beach, FL, Palm Beach 33408

Unit Information

MLS Number:	RX-11143993
Status:	Active
Size:	2,448 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	Intracoastal,Marina
List Price:	\$1,100,000
List PPSF:	\$449
Valuated Price:	\$703,000
Valuated PPSF:	\$301

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:	11
Building inventory for sale:	6%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

Building Association Information

Old Port Cove Corporation
1200 US Highway No 1
North Palm Beach, FL 33408
Phone: (561) 626-1350

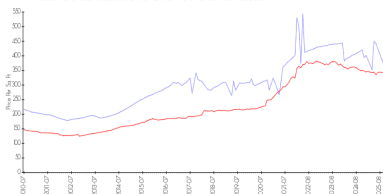
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Recent Sales

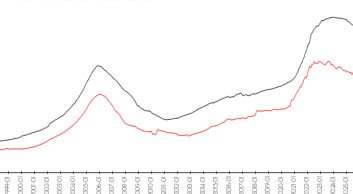
Unit #	Size	Closing Date	Sale Price	PPSF
1757	2,645 sq ft	Dec 2025	\$1,650,000	\$624
252	2,889 sq ft	Nov 2025	\$485,000	\$168
1558	3,429 sq ft	Nov 2025	\$1,900,000	\$554
1557	2,645 sq ft	Nov 2025	\$835,000	\$316
2153	2,865 sq ft	Sep 2025	\$2,300,000	\$803

Market Information

Old Port Cove Lake Point Tower vs North Palm Beach



North Palm Beach vs Palm Beach



Old Port Cove Lake Point Tower: \$348/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 Lake Point Tower	6%
North Palm Beach	4%
Palm Beach	3%



Avg. Time to Close Over Last 12 Months

Old Port Cove Lake Point Tower	143 days
North Palm Beach	97 days
Palm Beach	77 days