

# Unit 216 Lake Pointe Dr # 120 - Lake Pointe

216 Lake Pointe Dr # 120 - 201 Lake Pointe Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number: A11566338  
 Status: Active  
 Size: 890 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$225,000  
 List PPSF: \$253  
 Valuated Price: \$206,000  
 Valuated PPSF: \$231

*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: 380  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

## Building Association Information

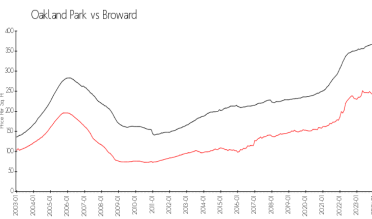
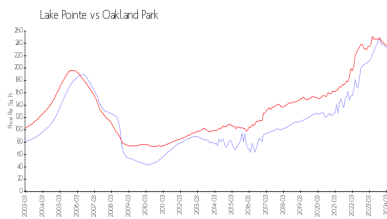
Lake Pointe Owner's Association  
 209 Lake Pointe Drive  
 Oakland Park, FL 33309  
 Phone Number: (954)-714-3918

<https://lakepointeowners.com/>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 202    | 890 sq ft | Mar 2024     | \$195,000  | \$219 |
| 102    | 910 sq ft | Mar 2024     | \$219,000  | \$241 |
| 207    | 910 sq ft | Mar 2024     | \$197,000  | \$216 |
| 213    | 890 sq ft | Feb 2024     | \$190,000  | \$213 |
| 212    | 890 sq ft | Jan 2024     | \$194,000  | \$218 |

## Market Information



Lake Pointe: \$233/sq. ft.  
 Oakland Park: \$236/sq. ft.

Oakland Park: \$236/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Lake Pointe 1%  
 Oakland Park 4%



Broward

4%

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

|              |         |
|--------------|---------|
| Lake Pointe  | 39 days |
| Oakland Park | 47 days |
| Broward      | 67 days |