

# Unit 1407 - Lake Point Tower

1407 - 100 Golden Isles Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	F10428967
Status:	Active
Size:	1,259 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Intracoastal View
List Price:	\$450,000
List PPSF:	\$357
Valuated Price:	\$323,000
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:	208
Number of active listings for rent:	4
Number of active listings for sale:	16
Building inventory for sale:	7%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

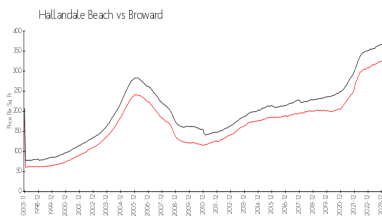
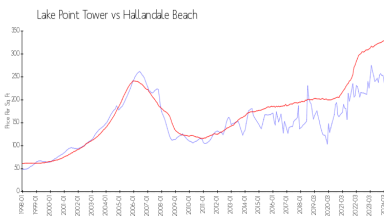
## Building Association Information

Lake Point Tower Condominium  
(954) 455-6403

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
904	968 sq ft	May 2024	\$255,000	\$263
1206	982 sq ft	Apr 2024	\$262,000	\$267
513	1,259 sq ft	Feb 2024	\$369,000	\$293
413	1,259 sq ft	Jan 2024	\$350,000	\$278
1205	1,420 sq ft	Jan 2024	\$350,000	\$246

## Market Information



Lake Point Tower: \$224/sq. ft.  
Hallandale Beach: \$325/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale

Lake Point Tower	8%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Lake Point Tower  
Hallandale Beach  
Broward

76 days  
76 days  
67 days