

Unit 1251 - Old Port Cove Lake Point Tower

1251 - 100 Lakeshore Dr, North Palm Beach, FL, Palm Beach 33408

Unit Information

MLS Number: RX-10945285
 Status: Active
 Size: 4,409 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2+ Spaces, Assigned, Garage - Building, Guest, Under Building
 View: Bay, Intracoastal, Lagoon, Marina, Ocean
 List Price: \$1,850,000
 List PPSF: \$420
 Valuated Price: \$1,503,000
 Valuated PPSF: \$444

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: 6
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 4

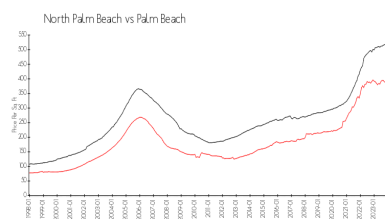
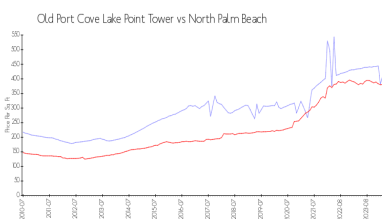
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1256	2,541 sq ft	Mar 2024	\$1,100,000	\$433
1051	4,296 sq ft	Mar 2024	\$2,275,000	\$530
1657	2,645 sq ft	Feb 2024	\$1,030,000	\$389
2157	3,120 sq ft	Feb 2024	\$1,200,000	\$385
L11	7,524 sq ft	Jan 2024	\$3,052,500	\$406
1954	2,689 sq ft	Jan 2024	\$885,000	\$329

Market Information



Old Port Cove Lake Point Tower: \$431/sq. ft.
 North Palm Beach: \$385/sq. ft.

North Palm Beach: \$385/sq. ft.
 Palm Beach: \$475/sq. ft.

Inventory for Sale

Old Port Cove Lake Point Tower: 3%
 North Palm Beach: 5%



Palm Beach

3%

Avg. Time to Close Over Last 12 Months

Old Port Cove Lake Point Tower	108 days
North Palm Beach	68 days
Palm Beach	56 days