

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:	\$1,700,000
List PPSF:	\$386
Valuated Price:	\$1,559,000
Valuated PPSF:	\$461

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:	10
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

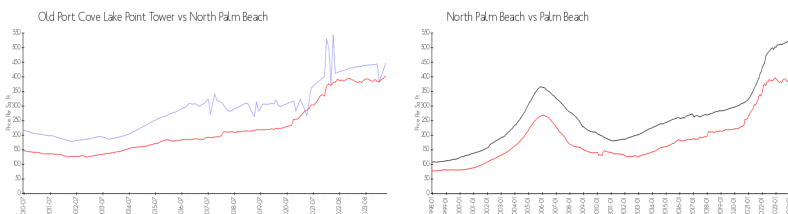
Building Association Information

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
353	2,865 sq ft	May 2024	\$1,350,000	\$471
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

Market Information



Old Port Cove Lake	\$447/sq. ft.	North Palm Beach:	\$405/sq. ft.
Point Tower:			
North Palm Beach:	\$405/sq. ft.	Palm Beach:	\$476/sq. ft.

Inventory for Sale

Old Port Cove Lake Point Tower	3%
North Palm Beach	4%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Old Port Cove Lake Point Tower	108 days
North Palm Beach	66 days
Palm Beach	57 days