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**Berndsen & Berndsen Realty**
West Palm Beach

Listing

2400 Presidential Way # 1104 West Palm Beach, FL 33401

Condo/Co-Op/Villa/Townhouse

List Price: \$399,900**MLS #:** [F10511329](#)**Status:** Active**MLS Area:** 5410**Zoning:****Type:** Condo**Prop Class:** Condo/Co-Op/Villa/Townhouse**County:** Palm Beach**Subdivision:** Lands of the President 3**Beds:** 2**Baths:** 2/0**SqFt Liv Area:** 1,294**SqFt Total:****Year Built:** 1972/Resale**Style:** C42-Condo 5+ Stories**Parcel Num:** 74434317100011104**Dev Name:** Lincoln Tower**Legal Description:** LANDS OF THE PRESIDENT COND 3 UNIT 1104**Virtual Tour:** <https://www.propertypanorama.com/2400-Presidential-Way-Unit-1104-West-Palm-Beach-FL-33401/unbranded>

Remarks: Cozy upgraded condo in the sought-after gated community of Lands of the President offers excellent views of the Banyan Cay Jack Nicklaus Signature Golf Course, downtown WPB & lakes. This open concept features modern kitchen, granite countertop, wood cabinet, SS appliances, LED lights, Wash/Dryer, & built-in TV. Porcelain tiles throughout. Newer AC, hurricane shutters & floor-to-ceiling sliding doors. Each bedroom has a bathroom. A storage room outside of the unit and 2 assigned parking spots. Building offers a saltwater pool, fitness center, party room, library & kitchen. Conveniently located near the Tanger Outlet Mall, Palm Beach International Airport, I-95, & beaches. Quarterly condo fee includes cable, internet, water, trash, amenities, exterior maintenance, landscaping, & insurance.

Directions: Palm Beach Lakes Blvd to Congress Avenue. Turn North, then East on Presidential Way through guard gate. Building on right side. Lincoln Tower.

General Information**HOPA:** No HOPA**REO:** No**Short Sale:** No**Faces:** North East**Lender Apprv:****Proj Comp Date:****Amt Annually:****Apx Lot Size:****Build Lot/Unit#:****Builder Name:****How Paid:****Comm Dev Dist:****Waterfront:** No**Water Access:** None**Garage #/Desc:** 0**Furnished:** Unfurnished**Parking:** 2 Or More Spaces, Guest Parking, Open Space**Carport #/Desc:** 0/Detached**# Ceiling Fans:****Parking Rstrct:****Dock #:****Main Liv Area:** Entry Level**Flooring:** Tile Floors**Construction:** Concrete Block Construction**Lot Desc:****Rooms****Convert Bed:** No**Efficiency:** No**Bedroom:** 2 Master Suites**Master Bath:** Shower Only**Dining:** Dining/Living Room**Additional Information****Pets:** No**Cable Avail:** Yes**Interior:** Walk-In Closets**Equip/App:** Dishwasher, Dryer, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer**Windows:** Drapes & Rods**Sprinkler:****Exterior Feat:** Open Balcony**Maint Includes:** All Amenities, Building Exterior, Cable Tv, Elevator, Insurance, Landscaping/Lawn Maintenance, Manager, Outside Maintenance, Pool Service, Reserve Fund, Security, Sewer, Trash Removal, Water**Heating:** Central Heat**Cooling:** Central Cooling**Restrictions:** No Lease; 1st Year Owned, Ok To Lease, Other Restrictions**Condo****Building #:** 2400**Unit Floor:** 11**Total Floors:** 20**# Bldg Units:** 114**# Cmplx Units:** 114**Min # days Lse:** 60**# Times Lsd/Yr:** 2**# Interior Lev:****Parking Sp #:** 166**Balc/Prch/Pat:** Yes**Unit Design:** Corner Unit, High Rise**Unit View:** Golf View, Water View

Security:

Amenities:

Approval Info:

Complex Name:

Doorman, Guard At Site

Clubhouse-Clubroom, Elevator, Fitness Center, Extra Storage, Internet Included, Kitchen Facilities, Library, Pool, Trash Chute

1-2 Weeks Approval, Association Approval Required

Lands of the President 3

Govern Bodies:

Condominium

Taxes:

Terms:

Type Assoc:

Maint/Land/Rec Fees:

\$4,236/2024

Cash, Conventional, VA

Condo/\$3,941/Quarterly

0/\$/0

Tax Info:

Assumable:

Mbr Req/Fee:

Tax Reflects No Exemptions

No

No

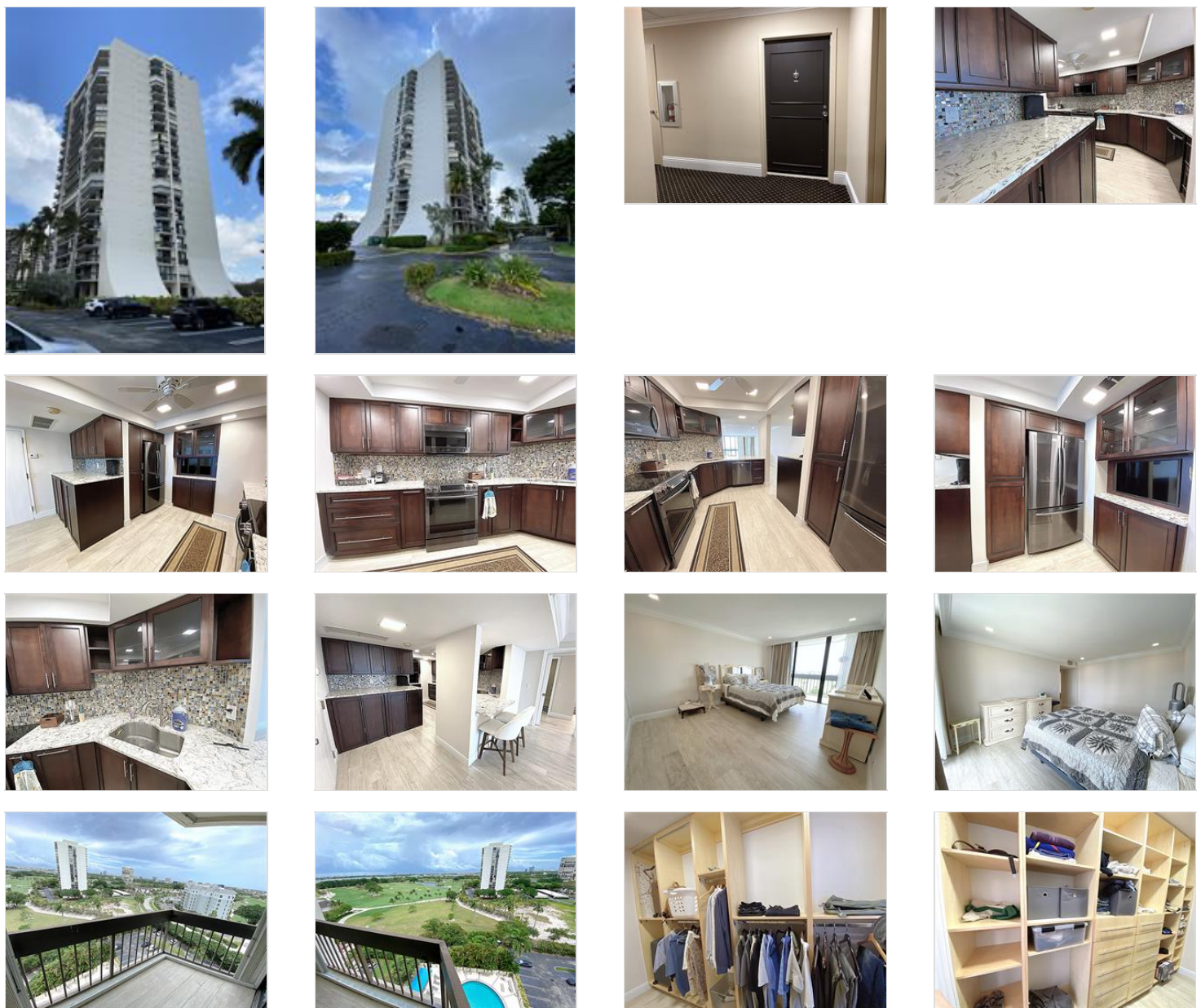
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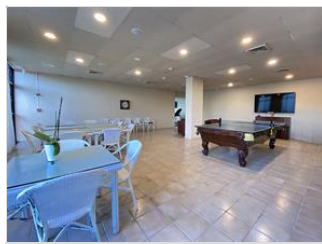
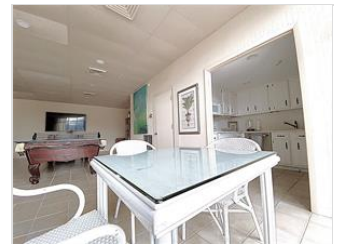
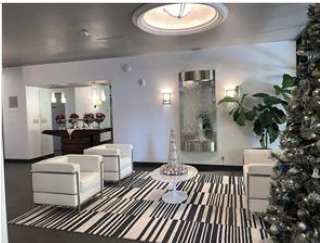
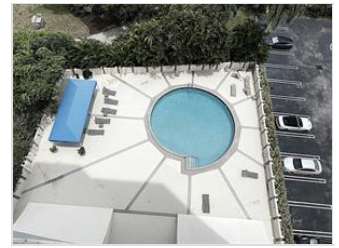
Photos

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