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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:** \$379,000

**MLS #:** F10543177

**Status:** Active

**MLS Area:** 5410

**Zoning:**

Condo

**Prop Class:** Condo/Co-Op/Villa/Townhouse

**County:** Palm Beach

**Subdivision:** Lands of the President 3

**Beds:**

2

2/0

**SqFt Liv Area:** 1,294

**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

<b>HOPA:</b>	No HOPA	<b>Faces:</b>	North East
<b>REO:</b>	No	<b>Short Sale:</b>	
<b>Builder Name:</b>		<b>How Paid:</b>	
<b>Comm Dev Dist:</b>			
<b>Waterfront:</b>	No		
<b>Water Access:</b>	None		
<b>Garage #/Desc:</b>	0	<b>Carport #/Desc:</b>	0/Detached
<b>Furnished:</b>	Unfurnished	<b># Ceiling Fans:</b>	
<b>Parking:</b>	2 Or More Spaces, Guest Parking, Open Space	<b>Parking Rstrct:</b>	
<b>Flooring:</b>	Parking		
<b>Construction:</b>	Tile Floors	<b>Lot Desc:</b>	
	Concrete Block Construction		

### Rooms

<b>Convert Bed:</b>	No	<b>Efficiency:</b>	No
<b>Bedroom:</b>	2 Master Suites		
<b>Master Bath:</b>	Shower Only		
<b>Dining:</b>	Dining/Living Room		

### Additional Information

<b>Pets:</b>	No	<b>Cable Avail:</b>	Yes
<b>Interior:</b>	Walk-In Closets		
<b>Equip/Appn:</b>	Dishwasher, Dryer, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer		
<b>Windows:</b>	Drapes & Rods		
<b>Exterior Feat:</b>	Open Balcony	<b>Sprinkler:</b>	
<b>Maint Includes:</b>	All Amenities, Building Exterior, Cable Tv, Elevator, Insurance, Landscaping/Lawn Maintenance, Manager, Outside Maintenance, Pool Service, Reserve Fund, Security, Sewer, Trash Removal, Water		
<b>Heating:</b>	Central Heat		
<b>Cooling:</b>	Central Cooling		
<b>Restrictions:</b>	No Lease; 1st Year Owned, Ok To Lease, Other Restrictions		

### Condo

<b>Building #:</b>	2400	<b>Unit Floor:</b>	11	<b>Total Floors:</b>	20	<b># Bldg Units:</b>	114
<b># Cmplx Units:</b>	114	<b>Min # days Lse:</b>	60	<b># Times Lsd/Yr:</b>	2	<b># Interior Lvl:</b>	
<b>Parking Sp #:</b>	166					<b>Balc/Prch/Pat:</b>	Yes
<b>Unit Design:</b>	Corner Unit, High Rise						
<b>Unit View:</b>	Golf View, Water View						

**Security:** Doorman, Guard At Site  
**Amenities:** Clubhouse-Clubroom, Elevator, Fitness Center, Extra Storage, Internet Included, Kitchen Facilities, Library, Pool, Trash Chute  
**Approval Info:** 1-2 Weeks Approval, Association Approval Required  
**Complex Name:** Lands of the President 3

**Govern Bodies:** Condominium

### Financial Information

**Taxes:** \$3,956/2025    **Tax Info:** Tax Reflects No Exemptions  
**Terms:** Cash, Conventional, VA  
**Type Assoc:** Condo/\$4,200/Quarterly  
**Maint/Land/Rec Fees:** 0/\$/0

**Assumable:**  
**Mbr Req/Fee:** No

Customer Full

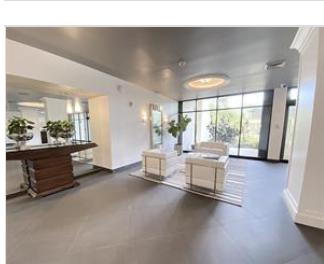
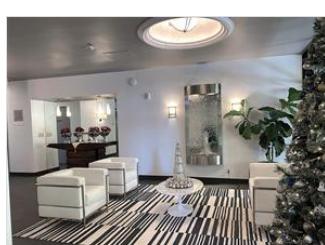
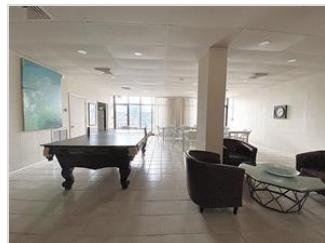
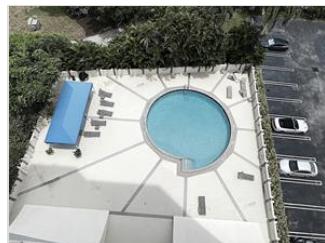
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### Photos

**MLS #:** F10543177







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