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**Berndsen & Berndsen Realty**  
 West Palm Beach

Listing

**2400 Presidential Way # 1206 West Palm Beach, FL 33401**



Condo/Co-Op/Villa/Townhouse  
**List Price:** \$349,000  
**MLS #:** [R11011384](#)  
**Status:** Active **MLS Area:** 5410  
**Zoning:** MF32(c)  
**Type:** Condo  
**Prop Class:** Condo/Co-Op/Villa/Townhouse  
**County:** Palm Beach  
**Subdivision:** LANDS OF THE PRESIDENT CO  
**Beds:** 2 **Baths:** 2/0  
**SqFt Liv Area:** 1,206 **SqFt Total:** 1,429  
**Year Built:** 1972/Resale  
**Style:** C42-Condo 5+ Stories  
**Parcel Num:** 74434317100011206

**Legal Description:** LANDS OF THE PRESIDENT COND 3 UNIT 1206  
**Virtual Tour:** <https://www.propertypanorama.com/2400-Presidential-Way-1206-West-Palm-Beach-FL-33401/unbranded>  
**Maint Fee Incl:** Security, Garbage And Trash Removal

**Remarks:** Beautifully kept 2/2 Corner Unit in the perfectly located Land of the Presidents gated community. Enjoy amazing golf course, intracoastal and city views from TWO balconies, covered parking, updated kitchen with granite countertops and stainless steel appliances, walk in closets and many more features. Security includes a guarded community gate and building doorman as well as an onsite manager. Community includes gym, pool & social room and is a short walk from restaurants, shops and golf courses. SELLER WILL PAY \$20,000 ASSESSMENT AT CLOSING! Enjoy the upgraded balconies and common areas safe in the knowledge that this assessment has been paid in full before you purchased!

**Directions:** Presidential Way through the security gate, 2400 is on right. Please park in marked guest spots.

**General Information**

<b>HOPA:</b> No HOPA	<b>Short Sale:</b> No	<b>Faces:</b>	<b>Apx Lot Size:</b>
<b>REO:</b> No		<b>Lender Apprv:</b>	<b>Build Lot/Unit#:</b>
<b>Builder Name:</b>	<b>How Paid:</b>	<b>Proj Comp Date:</b>	
<b>Comm Dev Dist:</b>		<b>Amt Annually:</b>	<b>Dock #:</b>
<b>Waterfront:</b> No		<b>Carport #/Desc:</b>	<b>Main Liv Area:</b>
<b>Garage #/Desc:</b> 0		<b># Ceiling Fans:</b>	
<b>Furnished:</b> Unfurnished		<b>Parking Rstrct:</b> No Motorcycle, No Rv/Boats	
<b>Parking:</b> Assigned Parking, Covered Parking, Guest Parking			
<b>Flooring:</b> Ceramic Floor		<b>Lot Desc:</b>	
<b>Construction:</b> Cbs Construction			
<b>Private Pool:</b> No			

**Rooms**

**Master Bath:** Separate Tub & Shower  
**Rooms:** Laundry

**Additional Information**

**Pets:** No **Cable Avail:** Yes  
**Interior:** Pantry, Walk-In Closets  
**Equip/Apppl:** Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer  
**Subdivision:** Internet Included, Management On Site  
**Maint Includes:** Cable Tv, Maintenance Incl Bldg Exterior, Maintenance Incl Security, Maintenance Incl Trash, Manager, Pest Control Interior, Pool Service, Security, Trash Removal, Water  
**Heating:** Central Heat  
**Cooling:** Central Cooling  
**Restrictions:** Assoc Approval Required, No Lease; 1st Year Owned

**Condo**

**Building #:** **Unit Floor:** 12 **Total Floors:** 20 **# Bldg Units:**  
**Amenities:** Community Room, Fitness Center, Internet Included, Management On Site, Trash Chute  
**Complex Name:** LANDS OF THE PRESIDENT CO **Govern Bodies:** Condominium

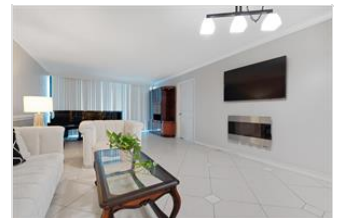
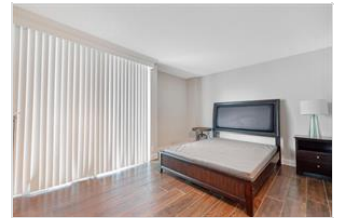
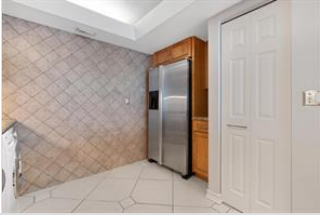
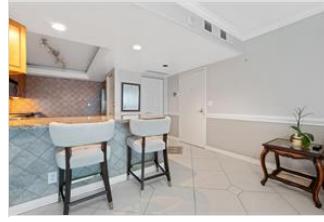
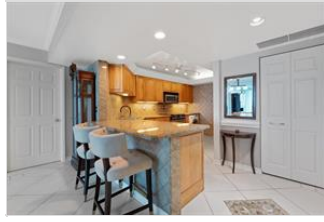
**Financial Information**

**Taxes:** \$4,117/2023 **Tax Info:**  
**Terms:** Cash, Conventional **Assumable:** No  
**Type Assoc:** /\$1,374/Monthly **Mbr Req/Fee:** No

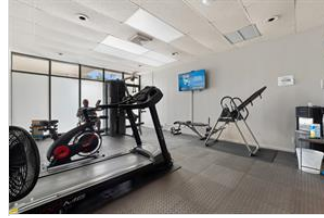
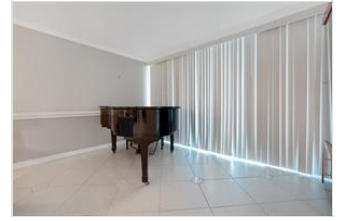
Photos

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