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**Berndsen & Berndsen Realty**  
 West Palm Beach

Listing

**2400 Presidential Way # 2006 West Palm Beach, FL 33401**



Condo/Co-Op/Villa/Townhouse  
**List Price:** \$285,000  
**MLS #:** [R10974785](#)  
**Status:** Active **MLS Area:** 5410  
**Zoning:** Resident  
**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:** 1,294  
**Year Built:** 1972/Resale  
**Style:** C42-Condo 5+ Stories  
**Parcel Num:** 74434317100012006

**Legal Description:** LANDS OF THE PRESIDENT COND 3 UNIT 2006  
**Maint Fee Incl:** Lawn Mowing, Security, Garbage And Trash Removal

**Remarks:** Welcome to your opportunity to own a stunning condo in the heart of West Palm Beach! Situated in a highly secure community, this condo offers a blank canvas for you to unleash your creativity and style. Enjoy an abundance of natural light and breathtaking, unobstructed views of the new Jack Nicklaus golf course, Clear Lake, the Intracoastal, and even glimpses of the ocean. The wrap-around balcony, positioned on the highest floor, captures the best views and breezes in Palm Beach County. Step outside your door to experience the abundance of amenities in the community, including a doorman and security, beautifully renovated lobby, large, heated pool, clubroom, library, and two parking spaces for your convenience.

**Directions:** Take I95 to Palm Beach Lakes Blvd Exit, head east and turn left onto Congress Ave and right onto Presidential Way. Lincoln building on your right

**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>Dock #:</b>
<b>Comm Dev Dist:</b>		<b>Amt Annually:</b>	<b>Main Liv Area:</b>
<b>Waterfront:</b> No/Lake Front		<b>Carport #/Desc:</b>	
<b>Garage #/Desc:</b> 0		<b># Ceiling Fans:</b>	
<b>Furnished:</b> Unfurnished		<b>Parking Rstrct:</b>	
<b>Parking:</b> 2 Or More Spaces, Assigned Parking		<b>Lot Desc:</b>	
<b>Flooring:</b> Tile Floors		<b>Design Desc:</b>	
<b>Construction:</b> Concrete Block Construction, Cbs Construction			
<b>Pools:</b> No			
<b>View:</b> Golf View, Lake, Water View			

**Rooms**

**Bedroom:** None  
**Master Bath:** None  
**Rooms:** No Additional Rooms

**Additional Information**

<b>Pets:</b> Yes	<b>Cable Avail:</b> Yes
<b>Interior:</b> Walk-In Closets	
<b>Equip/App:</b> Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Smoke Detector, Washer	
<b>Subdivision:</b> Community Pool, Community Tennis Courts, Management On Site, Pickleball	
<b>Maint Includes:</b> Cable Tv, Common Area, Elevator, Maintenance Incl Bldg Exterior, Maintenance Incl Lawn/Lndscp Care, Maintenance Incl Security, Maintenance Incl Trash, Insurance, Manager, Reserve Fund, Security, Sewer, Trash Removal, Water	
<b>Heating:</b> Central Heat, Electric Heat	
<b>Cooling:</b> Central Cooling, Electric Cooling	
<b>Restrictions:</b> Assoc Approval Required, Ok To Lease With Res	

**Condo**

<b>Building #:</b>	<b>Unit Floor:</b> 20	<b>Total Floors:</b> 20	<b># Bldg Units:</b> 114
<b>Security:</b> Doorman, Guard At Gate			
<b>Amenities:</b> Community Pool, Community Room, Library, Management On Site, Pickleball, Pool, Tennis, Trash Chute			
<b>Complex Name:</b> LANDS OF THE PRESIDENT CO	<b>Govern Bodies:</b> Condominium		

**Financial Information**

**Taxes:** \$4,039/2023 **Tax Info:**

**Terms:** Cash, Conventional, Exchange  
**Type Assoc:** /\$1,068/Monthly  
**Customer Full**

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

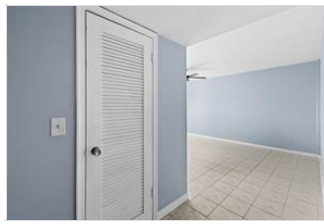
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Photos

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