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**Berndsen & Berndsen Realty**  
 West Palm Beach

Listing

**2425 Presidential Way # 404 West Palm Beach, FL 33401**



Condo/Co-Op/Villa/Townhouse  
**List Price:** \$265,000  
**MLS #:** [R10968309](#)  
**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:** 1,294 **SqFt Total:** 1,496  
**Year Built:** 1974/Resale  
**Style:** C42-Condo 5+ Stories  
**Parcel Num:** 74434318020004040

**Legal Description:** LANDS OF THE PRESIDENT COND 7 UNIT 404  
**Maint Fee Incl:** Security

**Remarks:** Your oasis awaits in this beautiful 2-bed, 2-bath condo with breathtaking views of Lake Mangonia and the Banyan Cay Jack Nicklaus Signature golf course. Bathed in natural light, each room opens to a private balcony. Move-in ready, the condo boasts a newly designed kitchen, stainless steel appliances, granite countertops, and tile flooring throughout. Enjoy amenities like a pool, fitness center, and social room in this prestigious gated community with 24/7 security. Perfectly located just minutes from Palm Beach Airport, Palm Beach Outlets, shopping, dining, beaches, and downtown. Welcome to your ideal retreat!

**Directions:** Congress Ave. Turn Right onto Presidential Way, to Gate Guard.

**General Information**

<b>HOPA:</b> No HOPA	<b>Short Sale:</b> No	<b>Faces:</b>	<b>Apx Lot Size:</b> Paved Road
<b>REO:</b> No	<b>How Paid:</b>	<b>Lender Apprv:</b>	<b>Build Lot/Unit#:</b>
<b>Builder Name:</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/Pond 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> Assigned Parking		<b>Lot Desc:</b>	
<b>Flooring:</b> Tile Floors		<b>Design Desc:</b> Three Or More Stories	
<b>Construction:</b> Cbs Construction			
<b>Pools:</b> No			
<b>View:</b> Golf View, Pool Area View			

**Rooms**

**Master Bath:** 2 Master Bathrooms  
**Rooms:** Family Room  
**Dining:** Breakfast Area, Family/Dining Combination

**Additional Information**

<b>Pets:</b> Yes	<b>Cable Avail:</b>
<b>Interior:</b> Split Bedroom, Walk-In Closets	<b>Sprinkler:</b>
<b>Equip/App:</b> Cooktop, Dishwasher, Electric Range, Refrigerator	
<b>Windows:</b> Sliding	
<b>Exterior Feat:</b> Open Balcony	
<b>Subdivision:</b> Community Pool, Golf Course Community, Sidewalks	
<b>Maint Includes:</b> Common Area, Maintenance Incl Security, Laundry Facilities, Legal/Accounting, Manager, Pest Control Interior, Pool Service, Security, Water	
<b>Heating:</b> Central Heat	<b>Sewer:</b> Sewer
<b>Cooling:</b> Central Cooling	
<b>Water:</b> Public Water	
<b>Roof:</b> Built-Up Roof, Other Roof	
<b>Restrictions:</b> Assoc Approval Required	

**Condo**

<b>Building #:</b>	<b>Unit Floor:</b> 4	<b>Total Floors:</b> 20	<b># Bldg Units:</b> 114
<b># Cmplx Units:</b> 114	<b>Min # days Lse:</b>	<b># Times Lsd/Yr:</b>	<b># Interior Lev:</b>
<b>Security:</b> Doorman, Guard At Gate			
<b>Amenities:</b> Common Laundry, Community Pool, Fitness Center, Golf, Golf Purchase Required, Pool			
<b>Complex Name:</b> LANDS OF THE PRESIDENT CO	<b>Government Bodies:</b> Condominium		

Taxes: \$3,125/2023 Tax Info:  
Terms: Cash, Conventional  
Type Assoc: /\$1,066/Monthly

Assumable: No  
Mbr Req/Fee: No

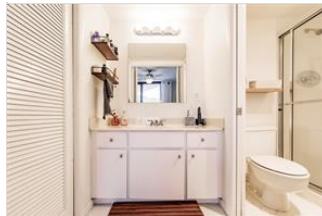
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Photos

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