



**Wim Berndsen**  
 Cell: 352-613-6298  
[wimberndsenrealtor@gmail.com](mailto:wimberndsenrealtor@gmail.com)  
[BerndsenBerndsenRealty.com](http://BerndsenBerndsenRealty.com)  
[BerndsenBerndsenRealty@gmail.com](mailto:BerndsenBerndsenRealty@gmail.com)



**Berndsen & Berndsen Realty**  
 West Palm Beach

Listing

## 2450 Presidential Way # 1607 West Palm Beach, FL 33401



- ✓ The Perfect Price!
- ✓ The Perfect Location!
- ✓ The Perfect Views!
- ✓ Perfect Serenity!
- ✓ Perfect Amenities!
- ✓ Perfectly Sound Building Financials!

Condo/Co-Op/Villa/Townhouse

**List Price:** \$499,992  
**MLS #:** [A11793065](#)  
**Status:** Active  
**Zoning:**  
**Type:** Condo  
**Prop Class:** Condo/Co-Op/Villa/Townhouse  
**County:** Palm Beach  
**Subdivision:** ENVOY CONDO  
**Beds:** 2  
**SqFt Liv Area:** 1,855  
**Year Built:** 1984/Resale  
**Style:** C42-Condo 5+ Stories  
**Parcel Num:** 74434318100001607

**MLS Area:** 5410  
**Baths:** 2/0  
**SqFt Total:** 1,855

**Legal Description:** ENVOY COND UNIT 1607

**Virtual Tour:** <https://my.matterport.com/show/?m=75LWiLJLCFQ>

**Elementary:** Roosevelt

**Middle:** Roosevelt Community

**High:** Palm Beach Lakes

**Remarks:** Your rare chance to own THE Million-\$ View at a once-in-a-lifetime value—majestic 16th-floor lake & Intracoastal views plus Dutchman's Pipe Resort & Golf Course. Perfectly located in Lands of the President, The Envoy offers the ultimate Palm Beach lifestyle: secure, elegant & surrounded by exciting developments like City Place, driving values higher. This sun-soaked gem blends comfort & sophistication with Montrose Oak floors, custom closets, fresh paint & a flawless split plan. The building's desirability is soaring with recent updates, strong financials, no assessments & completed SIRS & Milestone reports. Enjoy 24/7 doorman, resort-style pool, tennis, fitness ctr & social club. Minutes to Worth Ave, fine dining, beaches & PB Airport. Welcome to Wall Street South.

**Directions:** From I-95 take exit 71, Lakes Blvd in West Palm Beach. Turn left on North Congress and right on Presidential Way. Enter through the guard gate, and turn left into the Envoy parking lot. Park in visitor parking.

### General Information

<b>HOPA:</b> No HOPA	<b>Faces:</b>	
<b>REO:</b> No	<b>Lender Apprv:</b>	<b>Apx Lot Size:</b>
<b>Builder Name:</b>	<b>Proj Comp Date:</b>	<b>Build Lot/Unit#:</b>
<b>Comm Dev Dist:</b>	<b>Amt Annually:</b>	
<b>Waterfront:</b> No/Other Waterfront		<b>Dock #:</b>
<b>Garage #/Desc:</b> 0	<b>Carport #/Desc:</b> 0	
<b>Furnished:</b>	<b># Ceiling Fans:</b>	<b>Main Liv Area:</b> Entry Level
<b>Parking:</b> Assigned Parking, Guest Parking, Space Purchased	<b>Parking Rstrct:</b> Limited # Of Vehicle	
<b>Flooring:</b> Carpeted Floors, Tile Floors, Vinyl Floors		
<b>Construction:</b> Concrete Block Construction		

### Lot Desc:

### Rooms

**Bedroom:** Entry Level  
**Master Bath:** Bidet, Separate Tub & Shower  
**Rooms:** Den/Library/Office, Storage Room, Utility Room/Laundry  
**Dining:** Breakfast Area, Dining/Living Room, Eat-In Kitchen

### Additional Information

<b>Pets:</b> Yes	<b>Cable Avail:</b> Yes
<b>Interior:</b> Closet Cabinetry, Custom Mirrors, Laundry Tub, Split Bedroom, Walk-In Closets	
<b>Equip/Apppl:</b> Dishwasher, Dryer, Electric Range, Purifier/Sink, Refrigerator, Washer	
<b>Windows:</b> Blinds/Shades	<b>Sprinkler:</b>
<b>Exterior Feat:</b> Awnings, Open Balcony, Storm/Security Shutters, Tennis Court	
<b>Maint Includes:</b> Building Exterior, Common Area, Elevator, Landscaping/Lawn Maintenance, Legal/Accounting, Manager, Outside Maintenance, Parking, Recreation Facilities, Reserve Fund, Roof Repairs, Security, Trash Removal, Water	
<b>Heating:</b> Central Heat, Electric Heat	
<b>Cooling:</b> Central Cooling	
<b>Restrictions:</b> Ok To Lease, Other Restrictions, Renting Limited	

### Condo

<b>Building #:</b>	<b>Unit Floor:</b> 16	<b>Total Floors:</b> 19	<b># Bldg Units:</b> 148
<b># Cmplx Units:</b>	<b>Min # days Lse:</b> 90	<b># Times Lsd/Yr:</b> 1	<b># Interior Lev:</b>
<b>Unit Design:</b> High Rise, Interior Hall, Lobby			
<b>Unit View:</b> Golf View, Intracoastal View, Lake, Other View, Water View			

Security:

Amenities:

Approval Info:

Complex Name:

Doorman, Guard At Site, Lobby Secured

Billiard Room, Community Room, Elevator, Fitness Center, Extra Storage, Heated Pool, Library, Pool, Sauna, Shuffleboard, Spa/Hot Tub, Tennis, Trash Chute, Vehicle Wash Area

1-2 Weeks Approval, Application Fee Required, Association Approval Required

Land of The Presidents

Financial Information

Taxes:

Terms:

Type Assoc:

Customer Full

Tax Info:

Assumable:

Mbr Req/Fee:

Tax Reflects No Homestead Tax

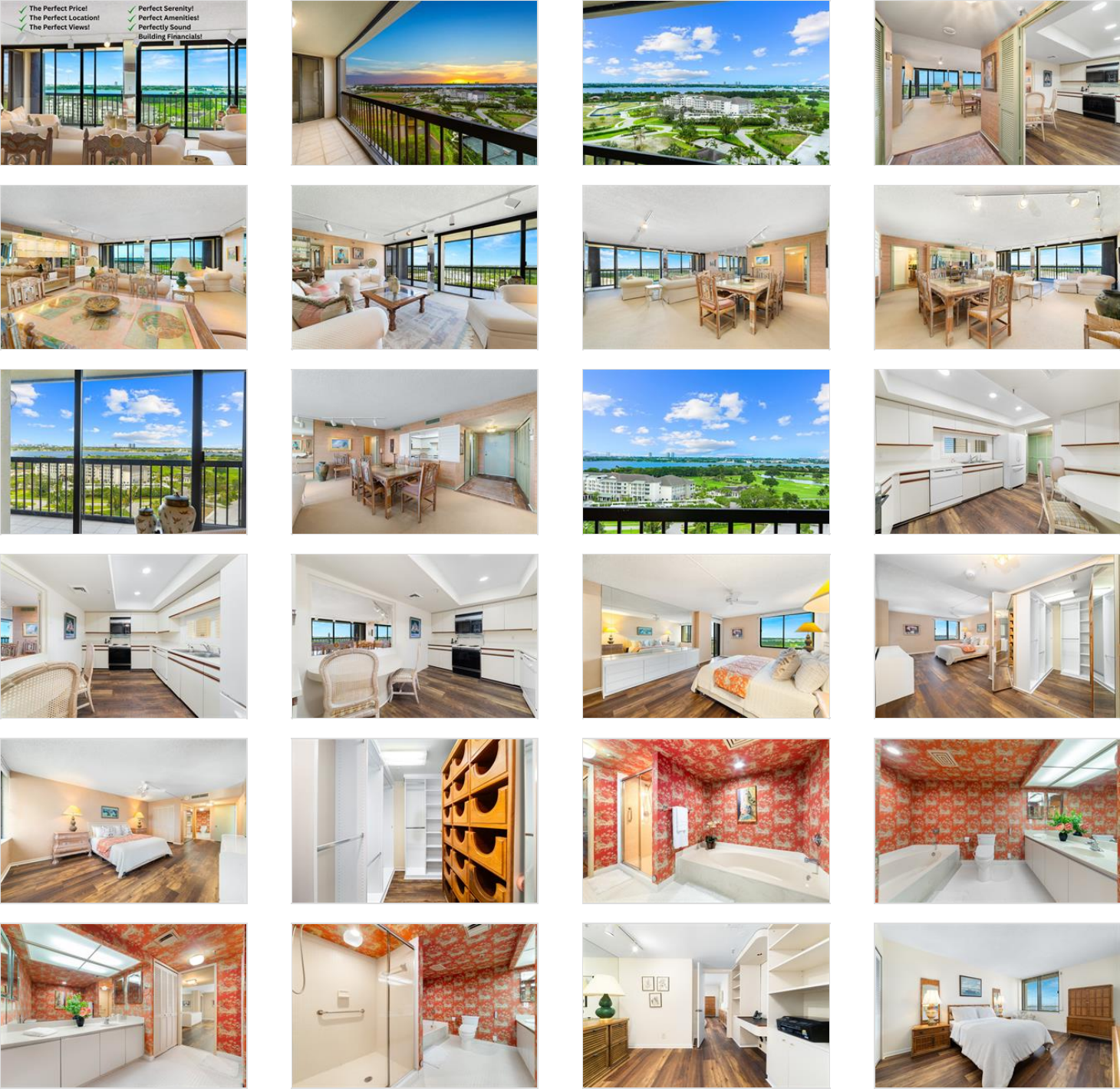
No

08/07/2025 9:53:05 AM

Photos

MLS #: A11793065

List Price: \$499,992







The Information is deemed to be reliable, but is not guaranteed. ©2025 Beaches MLS, Inc. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. **Accessibility Issues?** We are committed to providing an accessible website. If you have difficulty accessing content or notice any accessibility problems, please contact our ADA hotline at **844-209-0134** and we will strive to provide the information you need in the format you require.