

Unit 1506 - L'Ambiance Beach

1506 - 4240 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: A11680203
 Status: Active
 Size: 1,836 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$1,199,000
 List PPSF: \$653
 Valuated Price: \$1,144,000
 Valuated PPSF: \$623

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units: 124
 Number of active listings for rent: 6
 Number of active listings for sale: 1
 Building inventory for sale: 0%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

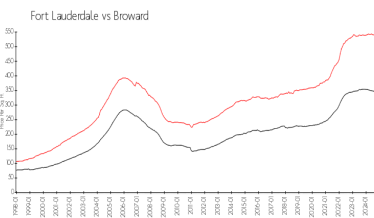
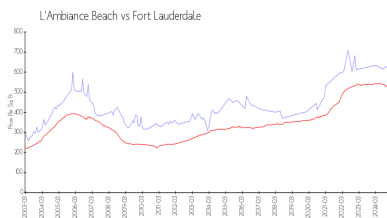
Building Association Information

L'Ambiance Beach Condominium
 (954) 565-2980 & (954) 565-6958 ,

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1901	1,836 sq ft	Jan 2025	\$1,100,000	\$599
2104	2,823 sq ft	Jan 2025	\$1,775,000	\$629
1203	2,823 sq ft	Aug 2024	\$1,735,000	\$615
1003	2,823 sq ft	Mar 2024	\$1,750,000	\$620

Market Information



L'Ambiance Beach: \$634/sq. ft.
 Fort Lauderdale: \$527/sq. ft.

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 Broward: \$334/sq. ft.

Inventory for Sale

L'Ambiance Beach: 1%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

L'Ambiance Beach: 62 days
 Fort Lauderdale: 89 days
 Broward: 78 days

