

Unit 1901 - L'Ambiance Beach

1901 - 4240 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10470561
 Status: Active
 Size: 1,836 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Assigned Parking
 View: Intracoastal View, Ocean View
 List Price: \$1,199,900
 List PPSF: \$654
 Valuated Price: \$1,148,000
 Valuated PPSF: \$625

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: 2
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

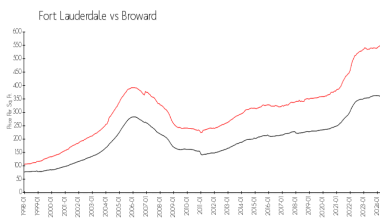
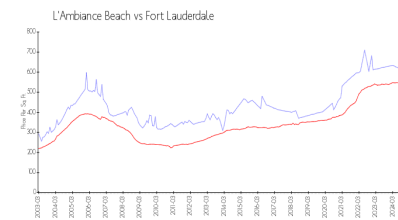
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$612/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

L'Ambiance Beach: 2%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

L'Ambiance Beach: 85 days
 Fort Lauderdale: 86 days
 Broward: 74 days

