

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

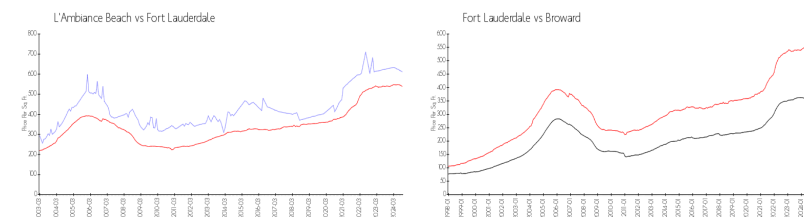
Building Association Information

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

