

# Unit 13545 SW 62nd St # 4 - l'Ambiance Townhomes

13545 SW 62nd St # 4 - 13529 SW 62 St, Kendale Lakes, FL, Miami-Dade 33183

## Unit Information

MLS Number: A11544274  
 Status: Active  
 Size: 1,150 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Spaces  
 View: Canal  
 Rental Price: \$3,000  
 List PPSF: \$3  
 Valuated Price: \$431,000  
 Valuated PPSF: \$375

*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

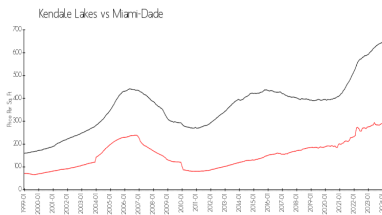
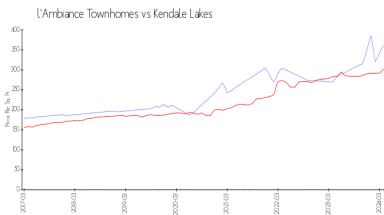
Number of units: 173  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

## Building Association Information

L'Ambiance Townhomes  
 In Kendall Condo Association Inc  
 12905 SW 132 St # 5  
 Miami, FL 33186  
 (305) 546-2126

<http://MiamiKendaleLakesLAmbianceTH>

## Market Information



l'Ambiance Townhomes: \$362/sq. ft.  
 Kendale Lakes: \$302/sq. ft.

Kendale Lakes: \$302/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

l'Ambiance Townhomes: 1%  
 Kendale Lakes: 1%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

l'Ambiance Townhomes: 27 days



Kendale Lakes  
Miami-Dade

32 days  
81 days