

Unit 13559 SW 62nd St # 6 - l'Ambiance Townhomes

13559 SW 62nd St # 6 - 13529 SW 62 St, Kendale Lakes, FL, Miami-Dade 33183

Unit Information

MLS Number: A11545801
 Status: Active Under Contract
 Size: 1,340 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Open Space Parking

View:
 List Price: \$480,000
 List PPSF: \$358
 Valuated Price: \$480,000
 Valuated PPSF: \$358

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: 7
 Number of sales over the last 3 months: 3

Building Association Information

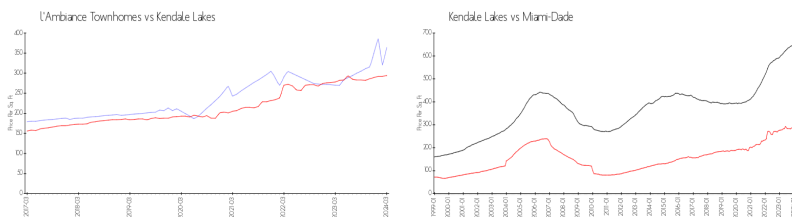
L'Ambiance Townhomes
 In Kendall Condo Association Inc
 12905 SW 132 St # 5
 Miami, FL 33186
 (305) 546-2126

<http://MiamiKendaleLakesLAmbianceTH>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
89	900 sq ft	Mar 2024	\$380,000	\$422
2	1,150 sq ft	Mar 2024	\$425,000	\$370
3	1,107 sq ft	Feb 2024	\$350,000	\$316
153	900 sq ft	Jan 2024	\$350,000	\$389
5	1,150 sq ft	Jan 2024	\$425,000	\$370

Market Information



l'Ambiance Townhomes: \$364/sq. ft.
 Kendale Lakes: \$294/sq. ft.
 Kendale Lakes: \$294/sq. ft.
 Miami-Dade: \$703/sq. ft.

Inventory for Sale

I'Ambiance Townhomes	1%
Kendale Lakes	1%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

I'Ambiance Townhomes	27 days
Kendale Lakes	31 days
Miami-Dade	81 days