

# 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: \$478,000  
 Valuated PPSF: \$357

*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: 5  
 Number of sales over the last 3 months: 3

## Building Association Information

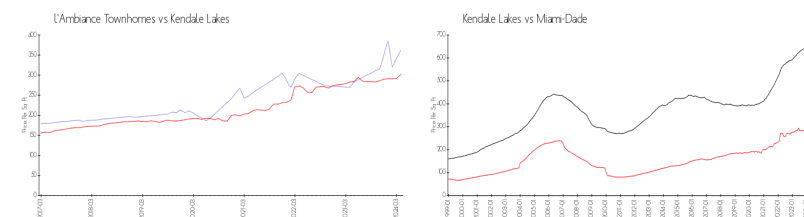
L'Ambiance Townhomes  
 In Kendall Condo Association Inc  
 12905 SW 132 St # 5  
 Miami, FL 33186  
 (305) 546-2126

<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:	\$362/sq. ft.	Kendale Lakes:	\$302/sq. ft.
Kendale Lakes:	\$302/sq. ft.	Miami-Dade:	\$698/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	33 days
Miami-Dade	81 days