

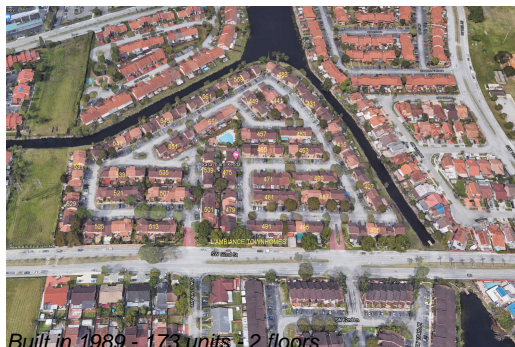
# Unit 13475 SW 62nd St # 3 - l'Ambiance Townhomes

13475 SW 62nd St # 3 - 13529 SW 62 St, Kendale Lakes, FL, Miami-Dade 33183

## Unit Information

MLS Number: A11553601  
 Status: Pending  
 Size: 900 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Spaces,Assigned Parking,Guest Parking,Street Parking  
 View: Garden View  
 Rental Price: \$2,650  
 List PPSF: \$3  
 Valuated Price: \$321,000  
 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

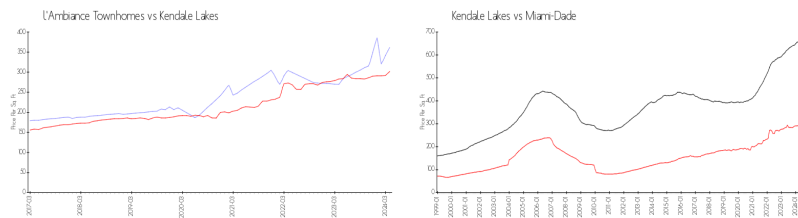
Number of units: 173  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

## 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  
Kendale Lakes  
Miami-Dade

27 days  
32 days  
81 days