

Unit 13457 SW 62nd St # 2 - l'Ambiance Townhomes

13457 SW 62nd St # 2 - 13529 SW 62 St, Kendale Lakes, FL, Miami-Dade 33183

Unit Information

MLS Number:	A11556038
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$432,000
List PPSF:	\$376
Valuated Price:	\$410,000
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

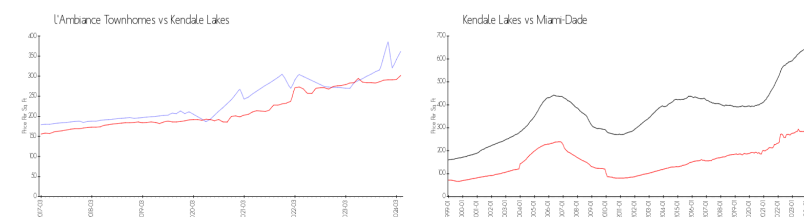
L'Ambiance Townhomes
In Kendall Condo Association Inc
12905 SW 132 St # 5
Miami, FL 33186
(305) 546-2126

<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 \$362/sq. ft.
Townhomes:
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