

# Unit 13529 SW 62nd St # 4 - l'Ambiance Townhomes

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

## Unit Information

MLS Number:	A11557838
Status:	Pending
Size:	1,150 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	
List Price:	\$499,000
List PPSF:	\$434
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:	5
Number of sales over the last 3 months:	3

## Building Association Information

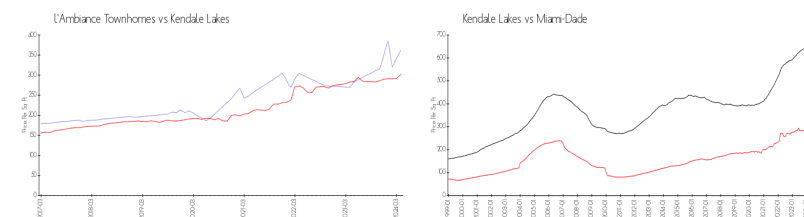
L'Ambiance Townhomes  
In Kendall Condo Association Inc  
12905 SW 132 St # 5  
Miami, FL 33186  
(305) 546-2126

<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:  
Kendale Lakes:

\$362/sq. ft.

\$302/sq. ft.

Kendale Lakes:

\$302/sq. ft.

Miami-Dade:

\$698/sq. ft.



Built in 1989 - 173 units - 2 floors

**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