

# Unit 13433 SW 62nd St # 2 - l'Ambiance Townhomes

13433 SW 62nd St # 2 - 13529 SW 62 St, Kendale Lakes, FL, Miami-Dade 33183

## Unit Information

MLS Number: A11657667  
 Status: Active Under Contract  
 Size: 900 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking  
 View:  
 List Price: \$425,000  
 List PPSF: \$472  
 Valuated Price: \$347,000  
 Valuated PPSF: \$386

*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: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

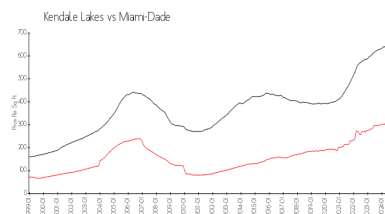
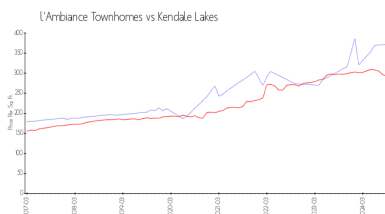
L'Ambiance Townhomes  
 In Kendall Condo Association Inc  
 12905 SW 132 St # 5  
 Miami, FL 33186  
 (305) 546-2126

<http://MiamiKendaleLakesLAmbianceTH>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
94	900 sq ft	Oct 2024	\$367,500	\$408
138	900 sq ft	Oct 2024	\$380,000	\$422
65	1,150 sq ft	Jun 2024	\$425,000	\$370
168	1,340 sq ft	Jun 2024	\$480,000	\$358
89	900 sq ft	Mar 2024	\$380,000	\$422
2	1,150 sq ft	Mar 2024	\$425,000	\$370

## Market Information



l'Ambiance Townhomes: \$372/sq. ft.  
 Kendale Lakes: \$293/sq. ft.

Kendale Lakes: \$293/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale



I'Ambiance Townhomes	1%
Kendale Lakes	1%
Miami-Dade	4%

**Avg. Time to Close Over Last 12 Months**

I'Ambiance Townhomes	39 days
Kendale Lakes	46 days
Miami-Dade	86 days