

# Unit 13465 SW 62nd St # 2 - l'Ambiance Townhomes

13465 SW 62nd St # 2 - 13529 SW 62 St, Kendale Lakes, FL, Miami-Dade 33183

## Unit Information

MLS Number:	A11566620
Status:	Active
Size:	900 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking
View:	
Rental Price:	\$2,500
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

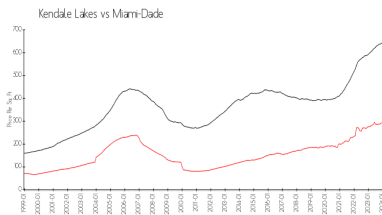
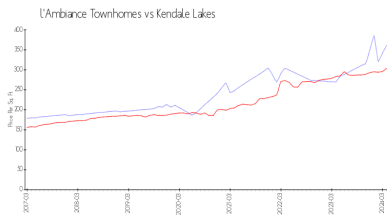
Number of units:	173
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	0%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

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

<http://MiamiKendaleLakesLAmbianceTH>

## Market Information



l'Ambiance Townhomes:	\$362/sq. ft.	Kendale Lakes:	\$304/sq. ft.
Kendale Lakes:	\$304/sq. ft.	Miami-Dade:	\$694/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	27 days
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Kendale Lakes  
Miami-Dade

33 days  
81 days