

# Unit 1203 - L'Ambiance Beach

1203 - 4240 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10425433  
 Status: Active  
 Size: 2,823 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking  
 View: Intracoastal View,Ocean View,Direct Ocean  
 List Price: \$1,895,000  
 List PPSF: \$671  
 Valuated Price: \$1,800,000  
 Valuated PPSF: \$638

*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: 124  
 Number of active listings for rent: 6  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

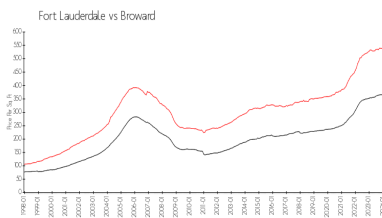
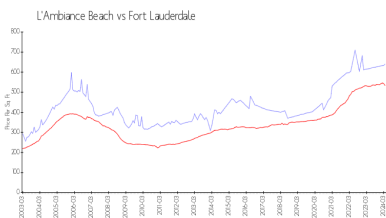
## Building Association Information

L'Ambiance Beach Condominium  
 (954) 565-2980 & (954) 565-6958

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1003	2,823 sq ft	Mar 2024	\$1,750,000	\$620

## Market Information



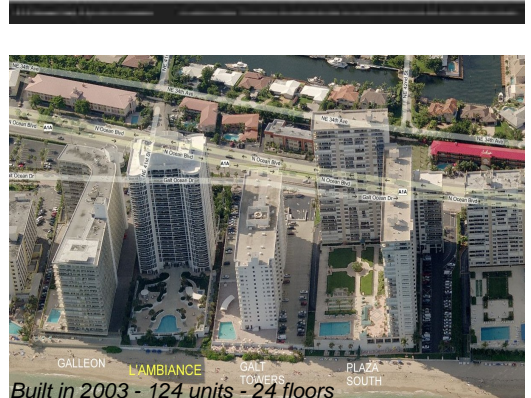
L'Ambiance Beach:	\$640/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

L'Ambiance Beach	1%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

L'Ambiance Beach	68 days
Fort Lauderdale	76 days



Broward

67 days