

L' AMBIANCE

Comprehensive Analysis, May 2025

ACTIVE

PENDING

SOLD



For Sale Properties

	Address	Unit #	Furnishings	Sq Ft	List Price	LP/Sq Ft
1	415 L Ambiance Dr	C204	Unfurnished	2,800	\$4,495,000	\$1,605
2	415 L Ambiance Dr	D306	Unfurnished	2,634	\$3,195,000	\$1,213
3	415 L Ambiance Dr	C403	Turnkey	2,822	\$3,195,000	\$1,132
4	415 L Ambiance Dr	C703	Partial	2,822	\$3,149,000	\$1,116
5	415 L Ambiance Dr	A801	Unfurnished	3,380	\$7,500,000	\$2,219
6	435 L Ambiance Dr	K405	Furnished	2,820	\$3,595,000	\$1,275
7	435 L Ambiance Dr	M408	Furnished	3,380	\$3,995,000	\$1,182
8	435 L Ambiance Dr	K506	Unfurnished	2,820	\$3,299,000	\$1,170
9	435 L Ambiance Dr	L807	Furnished	2,525	\$3,500,000	\$1,386
10	435 L Ambiance Dr	H902	Unfurnished	2,385	\$3,995,000	\$1,675

Sale Pending

	Address	Unit #	Furnishings	Sq Ft	List Price	LP/Sq Ft
11	415 L Ambiance Dr	A401	Furnished	3,380	\$4,999,000	\$1,479
12	415 L Ambiance Dr	C404	Turnkey	2,820	\$2,995,000	\$1,062

Sold Properties (last 12 months)

	Address	Unit #	Furnishings	Sq Ft	List Price	Sold Price	SP/ Sq ft	Close Date
13	415 L Ambiance Dr	D206	Unfurnished	2,820	\$2,695,000	\$2,575,000	\$913	6/24/2024
14	415 L Ambiance Dr	A401	Unfurnished	3,220	\$5,500,000	\$5,550,000	\$1,724	6/3/2024
15	415 L Ambiance Dr	A401	Furnished	3,380	\$4,999,000	\$4,733,000	\$1,400	5/15/2025
16	415 L Ambiance Dr	C404	Turnkey	2,820	\$2,995,000	\$2,700,000	\$957	5/27/2025
17	415 L Ambiance Dr	F608	Unfurnished	3,220	\$6,500,000	\$6,500,000	\$2,019	12/3/2024

**Roger's listing/sale

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