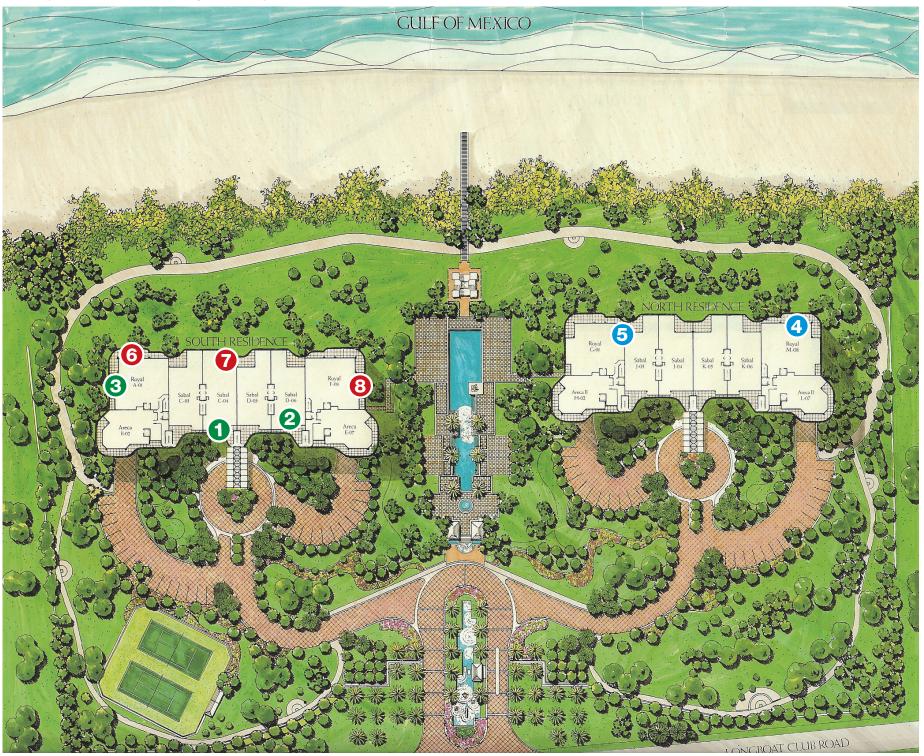




## L' AMBIANCE

Comprehensive Analysis, September 2025





## **For Sale Properties**

Address	Unit #	<b>Furnishings</b>	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	C703	Partial	2,822	\$3,149,000	\$1,116

## **Sale Pending**

	Address	Unit #	Furnishings	Sq Ft	List Price	LP/Sq Ft
435 L A	Ambiance Dr	M408	Furnished	3,380	\$3,695,000	\$1,093
5 435 L A	Ambiance Dr	PH-J	Unfurnished	4,711	\$11,200,000	\$2,377

## **Sold Properties (last 12 months)**

Address	Unit #	Furnishings	Sq Ft	List Price	Sold Price	SP/ Sq ft	Close Date
6 415 L Ambiance Dr	A401	Furnished	3,380	\$4,999,000	\$4,733,000	\$1,400	5/15/2025
7 415 L Ambiance Dr	C404	Turnkey	2,820	\$2,995,000	\$2,700,000	\$957	5/27/2025
8 415 L Ambiance Dr	F608	Unfurnished	3,220	\$6,500,000	\$6,500,000	\$2,019	12/3/2024





