

L' AMBIANCE

Comprehensive Analysis, April 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	\$3,745,000	\$1,327
4	415 L Ambiance Dr	C703	Partial	2,822	\$3,495,000	\$1,238
5	415 L Ambiance Dr	A701	Unfurnished	3,220	\$4,200,000	\$1,304
6	415 L Ambiance Dr	A801	Unfurnished	3,380	\$7,500,000	\$2,219
7	435 L Ambiance Dr	K405	Furnished	2,820	\$3,595,000	\$1,275
8	435 L Ambiance Dr	M408	Furnished	3,380	\$4,495,000	\$1,330
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	F608	Unfurnished	3,220	\$6,500,000	\$6,500,000	\$2,019	12/3/2024
16	415 L Ambiance Dr	B902	Unfurnished	2,385	\$3,298,750	\$3,325,000	\$1,394	5/15/2024
17	435 L Ambiance Dr	G401	Unfurnished	3,380	\$5,495,000	\$5,500,000	\$1,627	4/30/2024

**Roger's listing/sale

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