



J U D Y
KEPECZ
H A Y S
Team



\$3.4 Billion Career Sales

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L'Ambiance

February 2, 2026



FOR SALE

| ADDRESS | LIST PRICE | SQ. FT. | BR/BA/HB | PARKING | FURNISHING |
|-------------------------|-------------|---------|----------|---------|-------------|
| 415 L AMBIANCE DR #B202 | \$2,500,000 | 2,385 | 3/3/0 | 1 | Furnished |
| 435 L AMBIANCE DR #L707 | \$2,995,000 | 2,525 | 2/2/1 | - | Unfurnished |
| 415 L AMBIANCE DR #D306 | \$2,995,000 | 2,634 | 2/2/2 | - | Unfurnished |
| 415 L AMBIANCE DR #E507 | \$3,250,000 | 2,385 | 2/3/0 | 2 | Partial |
| 435 L AMBIANCE DR #J704 | \$3,450,000 | 2,634 | 3/3/1 | - | Partial |
| 435 L AMBIANCE DR #L807 | \$3,500,000 | 2,525 | 3/3/1 | 1 | Furnished |
| 435 L AMBIANCE DR #J703 | \$4,495,000 | 2,820 | 3/2/1 | - | - |
| 415 L AMBIANCE DR #A801 | \$6,995,000 | 3,380 | 3/3/1 | 2 | Unfurnished |

UNDER CONTRACT

| ADDRESS | LIST PRICE | SQ. FT. | BR/BA/HB | PARKING | FURNISHING |
|-------------------------|-------------|---------|----------|---------|------------|
| 415 L AMBIANCE DR #C403 | \$2,795,000 | 2,822 | 3/3/1 | 2 | - |
| 415 L AMBIANCE DR #C204 | \$4,370,000 | 2,800 | 3/3/1 | - | - |

CLOSED SALES - PAST SIX MONTHS

| ADDRESS | LIST PRICE | SOLD PRICE | SQ. FT. | BR/BA/HB | PARKING | FURNISHING |
|-------------------------|--------------|--------------|---------|----------|---------|--|
| 415 L AMBIANCE DR #C703 | \$3,149,000 | \$3,050,000 | 2,822 | 2/3/1 | 1 | Partial |
| 415 L AMBIANCE DR #A701 | \$3,200,000 | \$3,200,000 | 3,220 | 3/3/1 | - | "Private Fire Sale" - Estate owners gave it away, complete update is needed. |
| 435 L AMBIANCE DR #K506 | \$3,299,000 | \$3,100,000 | 2,820 | 3/3/1 | - | Unfurnished |
| 435 L AMBIANCE DR #M408 | \$3,695,000 | \$3,300,000 | 3,380 | 3/3/1 | 2 | Furnished |
| 435 L AMBIANCE DR #PH-J | \$11,200,000 | \$10,250,000 | 4,711 | 5/5/1 | 2 | - |

*WE MADE
IT HAPPEN

*LISTED AND/OR SOLD BY THE JUDY KEPECZ-HAYS TEAM OF REALTORS

**LISTED AND/OR SOLD BY COLDWELL BANKER

Testimonial

"The Kepecz-Hays Team's consistent success and dedication to delivering exceptional results for buyers and sellers alike embody the best of our company, and it's a privilege to have the team be a part of Coldwell Banker Realty."

Duff Rubin, Group President Coldwell Banker Realty



Please call us if you have any real estate needs. We will care for one of your most valuable assets with the same dedication and expertise as if it were our own. We are here for you!

Judy Kepecz-Hays 941.587.1700

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Trusted Vendors of Choice

Miguel Ortiz, Window Cleaning: 941.226.4291 | Derek Overholt, Construction: 941.232.2357 | Matthew Lach, SRQ Electrical: 941.413.9441

Report based on information from the My Florida Regional Multiple Listing Service, Inc. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service.