



# ROGER C. PETTINGELL

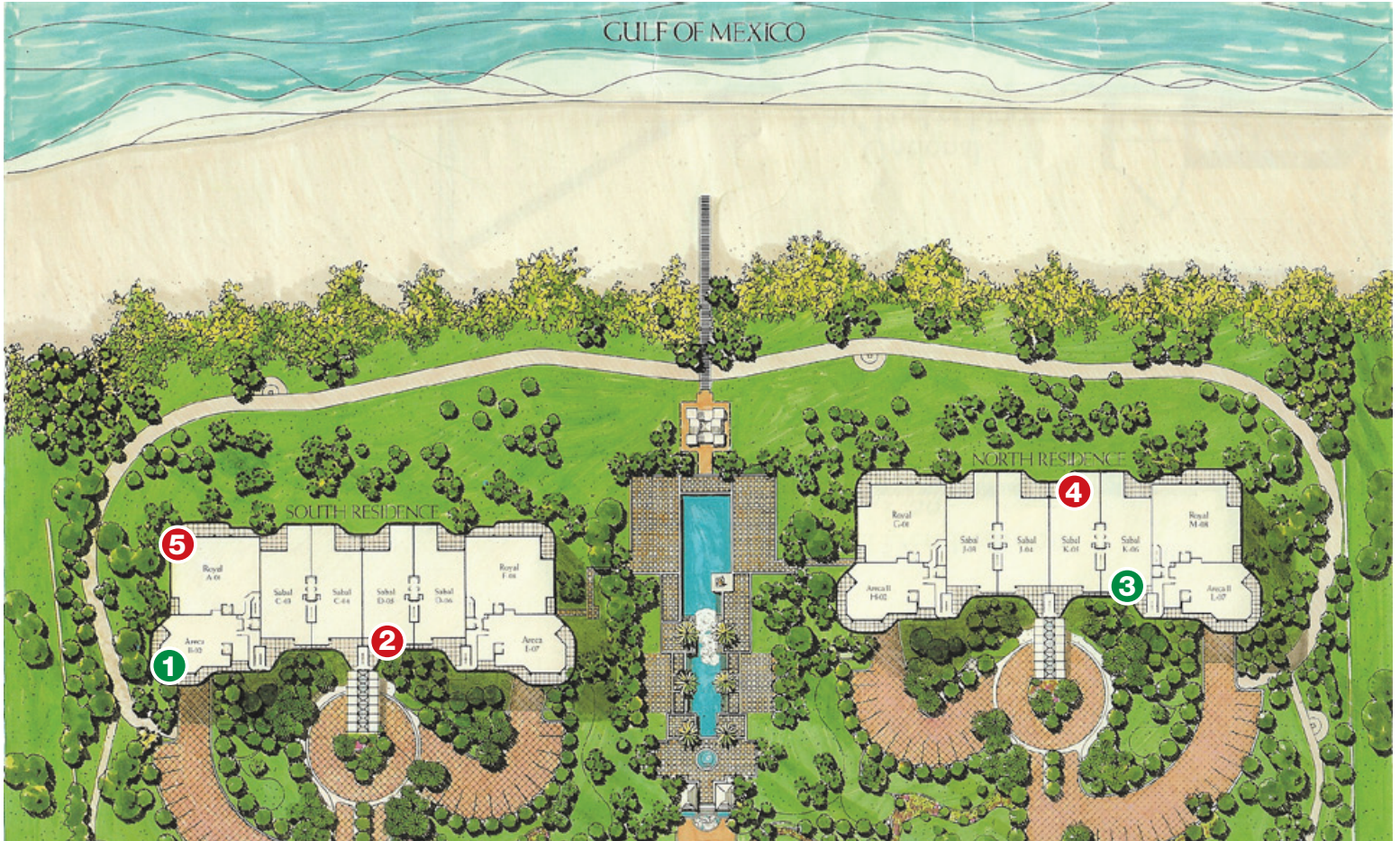
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Luxury Waterfront Specialist

## L' Ambiance

▶ Current Market Analysis  
 August 12, 2010

**ACTIVE  
 PENDING  
 SOLD**



### for sale properties:

Currently there are three residences for sale ranging in price from \$1,395,000 to \$1,750,000.

I have one active listing in the L' Ambiance community.

- ① My listing is a 3rd floor Area. Incredible value, light and bright and beautifully appointed.  
 List price \$1,395,000

### sale pending

address	furnishings	floor plan	sq. ft. liv. area (A/C)	parking spaces	list price	price per square foot
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There are two pending sales. Both are my new listings; one in the 415 Building and one in the 435 Building.

### sold properties (last 365 days):

address	furnishings	floor plan	lose date	list price	sale price	price/sq ft	parking sp.	days on the market
② 415 L' Ambiance Drive #405	unfurnished	sabal	12/15/09	\$1,680,000	\$1,400,000	\$496	1	634
③ 435 L' Ambiance Drive #206	furnished	sabal	01/19/10	\$1,795,000	\$1,500,000	\$532	1	250
④ 435 L' Ambiance Drive #505	unfurnished	sabal	04/15/10	\$1,695,000	\$1,600,000	\$567	2	73
⑤ 415 L' Ambiance Drive #801	unfurnished	royal	08/06/10	\$2,399,000	\$2,000,000	\$592	2	578
<b>AVERAGE PRICE</b>				<b>\$1,892,250</b>	<b>\$1,625,000</b>	<b>\$547</b>		<b>384</b>

#### \*\*Roger's listing/sale

The property information herein is derived from various sources which include, but not limited to county records and the Multiple Listing Service. Although the information is believed to be accurate, it's not warranted and you should not rely upon it without personal verification.



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