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Luxury Waterfront Specialist

L' Ambiance

▶ Current Market Analysis
 September 24, 2010

**ACTIVE
 PENDING
 SOLD**



for sale properties:

Currently there are five residences for sale ranging in price from \$1,395,000 to \$2,599,000.

I have two active listings in the L' Ambiance community.

- ① My first listing is a 3rd floor Areca. Incredible value, light and bright and beautifully appointed.
List price \$1,395,000
- ② My second listing is a 4th floor Areca. Views of the gulf, bay and downtown Sarasota.
List price \$1,425,000

sale pending

address	furnishings	floor plan	sq. ft. liv. area (A/C)	parking spaces	list price	price per square foot
There are two pending sales. Both are my listings; one in Building 1 and one in Building 2.						

sold properties (last 365 days):

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

**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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