





A12010438 SEFMLS © 2026

**Price: \$425,000**

**MLS Number: A12010438**

**Condo / Town Home**

**13501 SW 62nd St Unit 101, Miami, Florida 33183 USA**

**Beds: 2**

**Baths: 2**

**Half Baths: 1**

**Living Area: 1,334**

**Unit: 101**

**HOA Fees: \$363**

**Year Built: 1988**

**Community: LAMBIANCE TOWNHOMES KENDA**

**Subdivision: LAMBIANCE TOWNHOMES KENDA**

**Elementary School: Royal Green**

**Junior High: Mcmillan; H.D.**

**High School: Miami Sunset**

## ABOUT THIS PROPERTY

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Beautifully updated and meticulously maintained 2 bed, 2.5 bath 2-story townhome in the desirable L'Ambiance community in contemporary feel throughout. The spacious living and dining areas flow seamlessly into the kitchen, perfect for both everyday primary suite features a split bathroom layout with separate shower and toilet area, plus a sink and vanity space, along with a outdoor patio ideal for entertaining, along with a welcoming front patio that includes a generous storage and utility closet. Mahogany shutters throughout. The association covers exterior maintenance, roof, and pest control, and the community offers a pool. In dining, and top-rated schools. Low maintenance living with strong owner pride throughout. Clean, well cared for, and truly magnificent.

# PROPERTY LOCATION

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Image



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YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050

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