



A11735255 © Miami MLS® 2025



Price: \$1,825,000		MLS Number: A11735255		Condo / Town Home	
1247 SW 13 Ave Unit A, Miami, Florida 33135 USA					
Beds: 3		Baths: 3		Half Baths: 1	
Living Area: 2,108		Unit: A		HOA Fees:	
Year Built: 2025					
Community: SECOND WESTMORELAND ADDN			Subdivision: SECOND WESTMORELAND ADDN		

## ABOUT THIS PROPERTY

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Custom new construction, two-story luxury townhome just 5 minutes from BRICKELL. Total area of 2,831 sq ft oversized 3 bedrooms, 3 bathrooms, and a large open floor plan perfect for entertain. Featuring designer finishes-PEDINI Italian kitchen cabinets, quartz countertops w/ waterfall kitchen island/bar, white subway tile backsplash, stainless steel appliances, and a security camera system with gated entry, floor to ceiling impact glass windows, 10-ft ceilings, and 1 car garage with additional parking space. Located in a prime location close to restaurants, parks, schools, and shops!



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