





Price: \$1,725,000		MLS Number: A11736156	Single Family
1247 SW 13 Ave, Miami, Florida 33135 USA			
Beds: 3	Baths: 3		Half Baths: 1
Living Area: 2,108	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 oversized 3 bedrooms space to entertain. Featuring designer finishes-PEDINI Italian kitchen cabinets, quartz countertops w/ waterfall kitchen island, custom staircase, custom lighting & camera system with gated entry, floor to ceiling impact glass windows, 10-ft ceilings, and 1 car garage. RARELY AVAILABLE. Walking distance to restaurants, parks, schools, and shops!



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