





Price: \$545,900		MLS Number: A11937915		Condo / Town Home	
12293 SW 123rd Ter, Miami, Florida 33186 USA					
Beds: 3		Baths: 2		Half Baths: 1	
Living Area: 1,746		HOA Fees: \$327		Year Built: 2002	
Community: KENDALL BREEZE			Subdivision: KENDALL BREEZE		
Elementary School: Devon-Aire			Junior High: Richmond Heights		
High School: Miami Killian					

## ABOUT THIS PROPERTY

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Must-see updated townhouse in the highly desirable Kendall Breeze community! This spacious 1,746 sq. ft. residence features 3 bedrooms and 2.5 bathrooms, seamlessly blending style and functionality. The home offers an open-concept layout filled with abundant natural light, highlighted by a modern kitchen with granite countertops, a new contemporary backsplash, and stainless-steel appliances. Major upgrades provide peace of mind, including all-new impact windows and sliding doors (2022), a new A/C, and a brand-new roof (2025). Additional improvements include a renovated laundry closet with new washer and dryer and a permitted EV charger in the garage. Step outside to a private, fenced patio featuring lush native plants and fruit trees—perfect for relaxing or entertaining. Kendall Breeze offers exceptional amenities, including 24/7 security patrol, a clubhouse, gym, recreational areas, and two tot lots. The neighborhood is safe, walkable, and ideally located near major highways, top-rated schools, upscale shopping, and dining. Enjoy the convenience of being just 30 minutes from South Beach and 40 minutes from the Florida Keys. With low maintenance fees and outstanding community features, this home delivers exceptional value. Whether you're upsizing, downsizing, or simply seeking a fresh start, this townhouse is ready to welcome you home.

PROPERTY  
LOCATION



©2026 | BREC REALTY GROUP, LLC,  
YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050  
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