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**Price: \$524,750**

**MLS Number: A12026447**

**Condo / Town Home**

**12444 SW 125th St, Miami, Florida 33186 USA**

**Beds: 3**

**Baths: 2**

**Half Baths: 1**

**Living Area: 1,452**

**HOA Fees: \$312**

**Year Built: 2004**

**Community: KENDALL BREEZE SOUTH**

**Subdivision: KENDALL BREEZE SOUTH**

**Elementary School: Devon-Aire**

**Junior High: Richmond Heights**

**High School: Miami Killian**

## ABOUT THIS PROPERTY

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Welcome to Kendall Breeze! This beautifully maintained 3/2.5 townhome offers comfort, style, and convenience in one of Kendall's most desirable communities. Featuring a brand-new roof and impact windows, this home provides peace of mind and energy efficiency for years to come. Step inside to find neutral colors and newer flooring throughout, creating a bright, modern, and move-in-ready feel. The primary suite has two closets while the ensuite has a double vanity and garden tub. The thoughtfully designed layout offers comfortable living spaces perfect for everyday and entertaining alike. Enjoy outdoor living in your private fenced backyard with pavers, ideal for relaxing, grilling, pets, or entertaining guests. This home also offers a flexspace for a home office, library/reading room, or a home gym. Located within walking distance to a pool and situated with ample guest parking within steps. Residents of Kendall Breeze enjoy outstanding amenities including a total of three community pools, a clubhouse, two playgrounds, and fitness center; all within a fabulous neighborhood w/ a well-priced HOA fee. Additionally, the HOA maintains the landscaping, exterior painting, roofs, some pressure cleaning, and your United alarm system can be covered by your monthly HOA payment. Conveniently located near shopping, dining, schools, parks, and major highways for easy commuting. Don't miss this opportunity to own a stylish, updated townhome in a prime Kendall location!

# PROPERTY LOCATION

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