

# INES FLAX

YOUR PREMIER OCEANFRONT SPECIALIST  
& MOST TRUSTED NAME IN SOUTH FLORIDA REAL ESTATE.





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 over 3 floors of 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 private parking. RARELY AVAILABLE. Walking distance to restaurants, parks, schools, and shops!

