

# INES FLAX

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

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Image

**Price: \$1,650,000**

**MLS Number: A11953847**

**Condo / Town Home**

**1245 SW 13th Ave Unit 1245, Miami, Florida 33135 USA**

**Beds:** 3

**Baths:** 3

**Half Baths:** 1

**Living Area:** 2,108

**Unit:** 1245

**HOA Fees:** \$0

**Year Built:** 2025

**Community:** SECOND WESTMORELAND ADDN

**Subdivision:** SECOND WESTMORELAND ADDN

**Elementary School:** Coral Way

**Junior High:** Shenandoah

**High School:** Miami Senior

## ABOUT THIS PROPERTY

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ULTIMATE BRICKELL UPGRADE for families and professionals seeking more space and privacy. BRAND NEW LUXURY SMART TOWNHOUSE just 5 minutes from Brickell. Enjoy the privacy of a single-family lifestyle with the convenience of city living: private pool, rooftop terrace with skyline views, garage parking, and outdoor green space ideal for families and pets. Spacious 3BD/3.5BA offering 2,831 SF total with 10' ceilings, floor-to-ceiling impact glass, and seamless indoor-outdoor living. High-end finishes include PEDINI Italian kitchen, quartz waterfall island, DACOR panel-ready appliances, oak porcelain flooring, floating glass staircase, custom lighting, smart home system, and gated entry. Prime walkable neighborhood near top dining, parks, schools, and shops. Located on iconic SW 13th Ave promenade street. High-demand rental area offering strong appeal for both end users and investors.

# PROPERTY LOCATION

Image

ONE | Sotheby's  
INTERNATIONAL REALTY

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