

# INES FLAX

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



AV1963067 SEFMLS© 2026



**Price: \$830,000**

**MLS Number: A11963067**

**Single Family**

**13217 SW 146th St, Miami, Florida 33186 USA**

**Beds: 3**

**Baths: 2**

**Living Area: 1,879**

**Lot Square Feet: 9,707**

**HOA Fees: \$385**

**Waterfront: YES**

**Year Built: 2000**

**Community: THE POINT 1ST ADDN**

**Subdivision: THE POINT 1ST ADDN**

**Elementary School: Floyd; Gloria**

**Junior High: Richmond Heights**

**High School: Miami Sunset**

## ABOUT THIS PROPERTY

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Rare opportunity in the highly sought-after, guard-gated Three Lakes community of West Kendall, prized for its boat with direct lake access & features a private wooden dock, per hoa small boats under 22ft & pwc are ok, while the cool heated pool, 7-person hot tub, an entertaining Tiki Hut and a low-maintenance putting green. Backyard features deluxe bath, offering added flexibility for outdoor living. Major improvements include a 2025 flat tile roof, New hurricane-imp; peace of mind & insurance savings. Ideally located near abundant shopping, dining, and everyday conveniences. Int tech refrigerator, whole-house water filtration & reverse osmosis system. HOA includes 24/7 security gates, clubhouse makes Three Lakes one of West Kendall's most desirable communities.

PROPERTY  
LOCATION

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Image

