

# INES FLAX

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

ONE Sotheby's Internatio  
, FL  
Phone: - Fax: (305) 69:  
<https://www.inesflax.com>  
Email:



A11982037 SEFMLS © 2026



**Price: \$395,000**

**MLS Number: A11982037**

**Condo / Town Home**

**13464 SW 11th Ter, Miami, Florida 33184 USA**

**Beds: 3**

**Baths: 3**

**HOA Fees: \$118**

**Year Built: 1981**

**Community: TAMIAMI LAKES TOWNHOUSES**

**Subdivision: TAMIAMI LAKES TOWNHOUSES**

## ABOUT THIS PROPERTY

---

Cash Only As Is Property. Investors Welcome to the Westbrooke Villas Nestled within a gated community with 24/7 security, this property is ready to make you feel right at home! Main house is 2-story with 2 master bedrooms, 2 full bathrooms, plus a full bath downstairs. Accordion Hurricane shutters, New A/C, Water Heater, and Electrical Panel replaced 2 yrs ago. The community offers a breathtaking lake to walk around, Tennis courts, and playground, providing the perfect setting to create unforgettable memories with loved ones. Perfect for first-time homebuyers, or investor. Well maintained/peaceful community with LOW HOA \$118/mth! Located only minutes from your favorite restaurants, shopping plazas, schools, gas stations, and more!

PROPERTY  
LOCATION

---

Image

