



A41921980 © Miami MLS® 2025

**\$465,000**

## **13040 13TH AVE, NORTH MIAMI, FL, 33167**

<https://ritterproperties.com>

Well-maintained 3-bedroom, 2-bath home featuring a newer roof replaced in 2022 and a spacious lot with abundant parking. This property offers bright living areas, a functional floor plan, and comfortable bedrooms suitable for a variety of needs. The expansive backyard provides excellent space for outdoor living, gardening, pets, or future improvements. Conveniently located within walking [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active Under Contract
- 1359 sq ft

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### **Basics**



**Date added:** Added 2 days ago

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 7500 sq ft

**ListOfficeName:** Home Sold Guaranteed Realty

**ListAOR:** Miami Association of REALTORS®

**Category:** Single Family Residence

**Status:** Active Under Contract

**Bathrooms:** 2 baths

**Area:** 1359 sq ft

**SubdivisionName:** BREEZY HEIGHTS 1ST ADDN

**View:** None

**MLS ID:** A11921980

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## Building Details

**Cooling features:** Ceiling Fan(s), Wall/Window Unit(s)

**ArchitecturalStyle:** Detached, One Story, Ranch

**Building Name:** BREEZY HEIGHTS 1ST ADDN

**Exterior material:** CBS Construction, Concrete Block Construction

**Parking:** Driveway, On-street

**Year built:** 1952

**NewConstructionYN:** No

**Heating:** Electric

**Roof:** Flat Roof With Facade Front, Shingle

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## Amenities & Features

**Features:** 3 Bedroom Split, Family Room, First Floor Entry, Split Bedroom

**CommunityFeatures:** None

**ExteriorFeatures:** Fruit Trees, Room For Pool

**GarageYN:** No

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Electric Range

**WindowFeatures:** Hurricane Shutters, Blinds

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

