

\$2,295,000

## 8858 GARLAND AVE

<https://miamiluxuryhomes.org>

35 52 42 PB 16-44 NORMANDY BEACH 2ND AMD PL LOT 18 BLK  
22 LOT SIZE 50.000 X 112 OR 18891-3766 12 1999 1 Welcome to  
Casa Miyagi, a meticulously rebuilt 4-bedroom, 3-bath residence  
blending refined luxury with everyday comfort. Two bedrooms  
feature private ensuites, while expansive windows bathe the oak  
wood floors in natural [...]

- 4 beds
- 3 baths
- SingleFamilyResidence
- Residential
- Active
- 2201 sq ft



**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size:** 5600, 5600 sq ft

**Property Condition:** UpdatedRemodeled

**Subdivision Name:** SECOND AMD PLAT OF NORMAN

**Type:** SingleFamilyResidence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area:** 2201 sq ft

**Year built:** 2025

**View:** Garden,Other

**County:** Miami-Dade

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## Building Details

**Water Source:** Public

**Lot Features:** SprinklersAutomatic,LessThanQuarterAcre

**Construction Materials:** Block

**Garage Spaces:** 2

**Architectural Style:** OneStory

**Sewer:** PublicSewer

**Covered Spaces:** 2

**Floor covering:** CeramicTile, Hardwood, Wood

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### Amenities & Features

**Pool Features:** None,Community

**Security Features:** SmokeDetectors

**Roof:** Barrel,Concrete

**Window Features:** ImpactGlass

**Exterior Features:** Fence,Lighting,Patio,RoomForPool,SecurityHighImpactDoors

**Heating:** Central

**Appliances:**

Dryer,Dishwasher,ElectricRange,ElectricWaterHeater,Disposal,IceMaker,Microwave,Refrigerator,Washer

**Parking Features:** Driveway,Detached,ElectricVehicleChargingStations,Garage,OnStreet

**Patio & Porch Features:** GlassEnclosed,Patio,Porch

**Utilities:** CableAvailable

**Cooling:** CentralAir

**Furnished:** Unfurnished

**Interior Features:**

BreakfastBar,Bidet,BuiltinFeatures,BedroomOnMainLevel,ClosetCabinetry,DualSinks,EatInKitchen,FirstFloorEntry,LivingDiningRoom,SittingAreaInPrimary,SplitBedrooms,WalkInClosets,Atrium

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## Nearby Schools

**Middle Or Junior School:** Nautilus **Elementary School:** Ruth K. Broad Bay Harbor K-8

**High School:** Miami Beach

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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$20,243

**Tax Year:** 2025



## Miscellaneous

**List Office Name:** Compass Florida, LLC

**Community Features:** Pool

**Listing Terms:** Cash, Conventional, Cryptocurrency

**Direction Faces:** East

