



**\$ 1,499,000.00**

## **4402 SW 88TH AVE MIAMI FL 33165**

<https://miamirealestateinc.com>

Beautiful custom built 2760 sq ft home located on Blue Bird Lake. Large palm trees set the stage for this secluded 4 bedroom / 2 bath / 2 car home overlooking a panoramic lake view. A private paved driveway enters into the spacious .734 ac property. Triple split floorplan with...

- 4 beds
- 2 baths
- Single Family Residence
- Residential
- Active

### **CALL US NOW**

Phone: 305.600.0958

Email: [info@cays.com](mailto:info@cays.com)

Address: Cays Realty - Miami Real Estate Company, 13499 Biscayne Ste 105, North Miami, FL 33181

## BASIC FACTS

<b>MLS #:</b> A11207118	<b>Post Updated:</b> 2022-06-13 18:13:18
<b>Bedrooms:</b> 4	<b>Bathrooms:</b> 2
<b>Bathrooms Full:</b> 2	<b>Area:</b> 2301 sq ft
<b>Lot Size Units:</b> Square Feet	<b>Year built:</b> 1966
<b>Status:</b> Active	<b>Type:</b> Single Family Residence

## LOCATION DETAILS

<b>County Or Parish:</b> Miami-Dade County	<b>Directions:</b> Palmetto Expressway exit to Bird Rd (SW 40th St) west on Bird Rd to SW 87th Ave. Turn left on SW 87th Ave and South to SW 43rd Terrace. Turn right on SW 43rd Terrace and west to SW 88th Ave. Turn Left on SW 88th Ave, then turn right on private driveway
<b>Zoning Description:</b> 0100	

## PROPERTY DETAILS

<b>Total Building Area:</b> 3417 sq ft	<b>Direction Faces:</b> North
<b>Subdivision Name:</b> MC CAHILLS BLUEBIRD LAKE	<b>Lot Size Square Feet:</b> 32000 sq ft
<b>Parcel Number:</b> 30-40-21-016-0120	<b>Possession:</b> Negotiable
<b>Road Surface Type:</b> Paved	<b>Road Frontage Type:</b> Private Road
<b>Lot Size Area:</b> 32000	

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# PROPERTY FEATURES

**Exterior Features:** Enclosed Porch,Fruit Trees,Porch

**Laundry Features:** Washer Hookup,Dryer Hookup

**Pool Features:** None

**Appliances:** Dishwasher,Electric Range,Refrigerator

**Construction Materials:** Block,Stucco

**Cooling Y/N:** 1

**Flooring:** Carpet,Tile

**Garage Spaces:** 2

**Heating:** Central

**Sewer:** Septic Tank

**View Y/N:** 1

**Roof:** Barrel

**Water Source:** Public

**Interior Features:** Breakfast Area,Dining Area,Separate/Formal Dining Room,Entrance Foyer,Eat-in Kitchen,Living/Dining Room,Main Level Master,Pantry,Split Bedrooms,Walk-In Closet(s)

**Waterfront Features:** Lake Front

**Parking Features:** Driveway,Guest,Other

**Architectural Style:** One Story

**Cooling:** Central Air,Ceiling Fan(s)

**Covered Spaces:** 2

**Frontage Length:** 100

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Lake,Water

**Patio and Porch Features:** Open,Porch,Screened

**Waterfront Y/N:** 1

**Stories:** 1

# MISCELLANEOUS

**Public Survey Township:** 30

**Syndication Remarks:** Beautiful custom built 2760 sq ft home located on Blue Bird Lake.

**Public Survey Section:** 21

**Year Built Details:** Effective Year Built

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