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FREE BUYER GUIDE

Moving to Miramar

A buyer's guide to Miramar, Florida: where it is, how the city is laid out, the homes you will find and what to check before you buy.



Prepared by Leslie Merino, The Merino Group
Lifestyle International Realty · themerinogroup.com

WELCOME

Living in Miramar

Miramar sits in southwest Broward County between Pembroke Pines and the Miami-Dade line, which makes it a natural choice for buyers who work in either county. The city was incorporated on May 26, 1955. Its first mayor named it after the Miramar neighborhood of Havana, and the name means "look at the sea" in Spanish.

Eastern Miramar has older single-family neighborhoods, while the west, closer to I-75, is dominated by newer planned communities, many built around lakes. Miramar Regional Park, a 173-acre park west of I-75, and Miramar Town Center, home to City Hall, the library and the Miramar Cultural Center's 800-seat theater, anchor the city's parks and civic life.

What buyers look for here

- Newer single-family homes in planned, lake-centered communities in western Miramar
- Established, more affordable single-family streets in eastern Miramar
- Townhomes and villas with community amenities
- Quick access to I-75, Florida's Turnpike and Miami-Dade

Getting around

Miramar runs from the edge of the Everglades in the west to the U.S. 441 area in the east. I-75 serves the western communities and Florida's Turnpike crosses the middle of the city, while Miramar Parkway and Pembroke Road carry most east-west traffic.

Both highways connect south into Miami-Dade, which is one reason the city appeals to people who commute in either direction. Before choosing a neighborhood, drive your actual commute at rush hour.

Eastern and western Miramar

East of the Turnpike

Single-family neighborhoods built from the 1950s through the 1980s, many on streets without gates or clubhouses. Association fees are often lower or absent, and there is room to renovate. ZIP codes 33023 and 33025 cover much of this area.

West of the Turnpike

Planned communities from the 1990s onward, many built around lakes, with sidewalks, pools and clubhouses and the homeowners associations that come with them. ZIP codes 33027 and 33029 cover most of the west and are shared with parts of Pembroke Pines.

Homes you will find

Single-family homes make up the largest share of what is for sale, followed by townhomes, villas and condos. In the west, many homes back onto lakes, and townhome communities are a common first step into ownership. In the east, older ranch-style homes on larger lots are the norm.

Before you buy

Review the association budget, reserves and rules before your offer is final, especially in communities with both a neighborhood and a master association. Get insurance quotes early, and check the flood zone for the specific address, since lake-front and western properties can sit in different zones than homes a few streets away.

For a full look at relocating here, read Moving to Miramar.

Schools

Public schools in Miramar are part of Broward County Public Schools. Attendance boundaries can change, so confirm the zoned schools for a specific address with the district.

Moving to Miramar, FL: What to Know Before You Buy

If you are planning a move to Miramar, you are looking at one of the most practical locations in South Florida. The city sits in southwest Broward County right on the Miami-Dade line, so it works whether your job, family or favorite places are in Broward, in Miami, or in both. This guide covers how the city is laid out, which neighborhoods fit which priorities, what homes cost right now, and the steps that make a move smoother.

Where Miramar is and how you get around

Miramar runs east to west between US-441 and the edge of the Everglades, with Pembroke Pines to the north and Miami Gardens and the rest of Miami-Dade to the south. Three roads do most of the work: I-75 along the west side, Florida's Turnpike through the middle, and US-441 in the east. Miramar Parkway and Pembroke Road are the main east-west routes inside the city.

Commutes vary a lot by direction and time of day. According to the Census Bureau's American Community Survey, about one in five Miramar commuters gets to work in under 20 minutes, and about one in ten spends 45 minutes or more. Before you choose a neighborhood, drive your actual commute at rush hour.



A two-story single-family home with a two-car garage.

Eastern Miramar vs. western Miramar

The biggest decision most buyers make is which side of the city to focus on, because the two halves feel quite different.

Eastern Miramar

The older part of the city has established single-family neighborhoods, many built from the 1950s through the 1980s, on streets without the gates and clubhouses of newer communities. Prices are generally lower, HOA fees are often lower or absent, and there is room to renovate. ZIP codes 33023 and 33025 cover much of this area, along with parts of neighboring cities.

Western Miramar

West of Florida's Turnpike and especially near I-75, Miramar is mostly planned communities built from the 1990s onward. Many are arranged around lakes, with sidewalks, parks, pools and clubhouses, and most have homeowners associations. ZIP codes 33027 and 33029 cover much of the west and are shared with parts of Pembroke Pines. To see what the same budget buys on each side, ask Leslie for recent sales from both.

Costs to plan for beyond the price

HOA fees. Most western communities have an association, and some have a master association on top. Ask for the budget, the reserves and any upcoming special assessments, and read the rules on rentals, parking and exterior changes.

Property taxes. Taxes reset based on the purchase price after a sale, so the seller's tax bill is not a good guide to yours. If the home will be your primary residence, apply for Florida's homestead exemption with the Broward County Property Appraiser by March 1 of the year after you buy. It can reduce the taxable value by up to $50,000 and caps future increases in assessed value at 3% a year or the rate of inflation, whichever is lower.

Insurance. Roof age, wind mitigation features and flood zone drive the cost of coverage in South Florida more than the age of the home itself. Get insurance quotes during your inspection period, not after.

Schools

Public schools in Miramar are part of Broward County Public Schools. Attendance boundaries can change and do not always follow neighborhood lines, so confirm the assigned schools for a specific address with the district before you make an offer.



An open kitchen with an island.

Parks, culture and everyday life

Miramar Regional Park, a 173-acre park west of I-75 on Miramar Parkway, is the city's largest recreation space. Miramar Town Center is the civic heart of the city, with City Hall, the public library and the Miramar Cultural Center, which has an 800-seat theater and an art gallery. The area keeps adding restaurants and events.

Steps to make your move smoother

1. **Get pre-approved first.** A lender's pre-approval tells you your real budget and makes your offer stronger.
2. **Pick a side of the city.** Decide whether you want an established neighborhood in the east or a planned community in the west, then narrow down from there.
3. **Test the commute.** Drive it at the hours you will actually travel.
4. **Read the HOA documents early.** Fees and rules can change which homes make sense for you.
5. **Quote insurance during inspections.** It is part of the cost of the home.
6. **Work with someone local.** Leslie has sold homes across Miramar and can tell you what a street, a community or a price really means.

For neighborhood data, current listings and homes Leslie has sold in the city, see the Miramar neighborhood guide, or read it en español. To compare Miramar with its neighbor, see the Pembroke Pines guide.

Miramar Neighborhoods: How to Choose Where to Buy

Miramar is one city, but buying here can feel like choosing between several markets. The age of the homes, the monthly costs and even the drive to work change as you move from US-441 in the east toward I-75 in the west. This guide explains how the city is laid out and gives you a simple way to narrow your search before you start touring homes.

Start with the map

Miramar sits in southwest Broward County, with Pembroke Pines to the north and Miami-Dade County to the south. It runs east to west from US-441 toward the edge of the Everglades. Three highways shape daily life: US-441 on the east side, Florida's Turnpike through the middle and I-75 along the west. Inside the city, Miramar Parkway and Pembroke Road carry most east-west traffic.

A useful first step is to split the city at Florida's Turnpike. East of it you find most of Miramar's older neighborhoods. West of it, and especially near I-75, you find the planned communities built from the 1990s onward.



A bright, open living area.

Eastern Miramar: established streets

The eastern part of the city has single-family neighborhoods built mostly from the 1950s through the 1980s. Most of these streets do not have the gates and clubhouses of newer communities.

What to expect in the east:

- Older single-family homes on established streets.

- Generally lower prices than in the west.
- HOA fees that are often lower or absent.
- Room to renovate, which can be an opportunity and also means more inspection homework.

ZIP codes 33023 and 33025 cover much of eastern Miramar. Both are shared with neighboring cities, so confirm the city for any address you like.

With older homes, focus on the big systems: roof age, electrical panel, plumbing, windows and any additions. Ask whether past work was permitted. These items drive both repair costs and insurance quotes, so they belong in your budget from the first showing.

Western Miramar: planned and lake communities

West of the Turnpike, Miramar is mostly planned communities built from the 1990s onward. Many are arranged around lakes, with sidewalks, parks, pools and clubhouses. Most have a homeowners association, and some have a master association on top of the neighborhood association.

What to expect in the west:

- Newer single-family homes, townhomes and villas.
- Lake views and water frontage in many communities.
- Shared amenities that the association maintains.
- Association dues and rules on exterior changes, parking and rentals.

ZIP codes 33027 and 33029 cover much of the west and are shared with parts of Pembroke Pines. Miramar Regional Park, a 173-acre park on Miramar Parkway west of I-75, is the city's largest recreation space.

If water views matter to you, read our guide to living around the lakes in Miramar. Lakefront lots raise their own questions, such as who maintains the bank and what you are allowed to build near the water.

HOA or no HOA

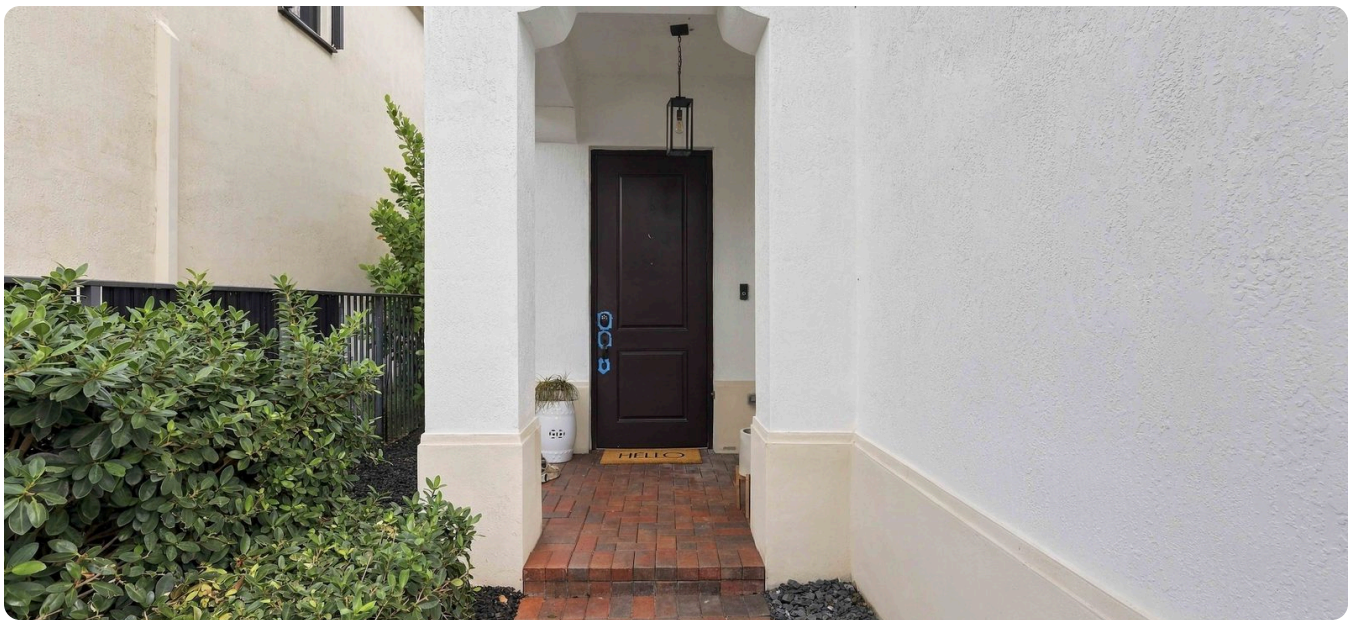
This choice often sorts your list faster than any other. Neither option is better. You are trading monthly dues for shared maintenance and a set of rules.

With an HOA, you pay regular dues. In return, the association maintains common areas and amenities and enforces rules that keep the community consistent. Before you make an offer, ask for:

1. The current budget and the reserve balance.
2. Any special assessments that are planned or under discussion.
3. The rules on rentals, parking, pets, fences and exterior colors.
4. Whether there is a master association with separate dues.

Without an HOA, you have more freedom over your property and no association dues. You also handle all upkeep yourself, and city codes still apply to fences, additions and parking.

Put HOA dues in your monthly budget the same way you would a mortgage payment. Two homes with the same price can have very different monthly costs.



A covered front entry.

Narrow by commute

Miramar works for commutes into Broward or Miami-Dade, but the side of the city you choose changes the drive. According to the Census Bureau's American Community Survey (2020-2024), about 21% of Miramar commuters get to work in under 20 minutes, and about 10% spend 45 minutes or more.

A simple way to use the map:

- If your commute runs on I-75, western Miramar puts you closest to it.
- If you use Florida's Turnpike, neighborhoods near the middle of the city save time.
- If you head south into Miami-Dade on US-441, eastern Miramar is closer.

Before you commit, drive the route at the hours you will actually travel. A map estimate at noon tells you little about 7:30 a.m.

A quick checklist

- Side of the city: east, west or near the middle.
- Home type: single-family, townhome, villa or condo.
- HOA: yes, no, or it depends on the amenities.
- Commute: tested at rush hour.
- Monthly budget: payment plus HOA dues, taxes and insurance.
- Schools: public schools in Miramar are part of Broward County Public Schools. Boundaries can change, so confirm the assigned schools for each address with the district.

For neighborhood data and homes Leslie has sold in the city, see the Miramar neighborhood guide. If you are relocating, our guide to moving to Miramar covers the rest of the move.

Frequently Asked Questions

What is the main difference between eastern and western Miramar?

Eastern Miramar has older single-family neighborhoods, mostly built from the 1950s through the 1980s, with fewer homeowners associations. Western Miramar is mostly planned communities built from the 1990s onward, many arranged around lakes, with shared amenities and HOAs.

Which ZIP codes are in Miramar?

Miramar includes parts of 33023, 33025, 33027 and 33029. These ZIP codes are shared with neighboring cities such as Pembroke Pines, so confirm the city for any specific address.

Do all western Miramar communities have an HOA?

Most planned communities in western Miramar have an association, and some also have a master association. Ask for the budget, the rules and any planned special assessments before you make an offer.

What schools serve Miramar?

Public schools in Miramar are part of Broward County Public Schools. Attendance boundaries can change, so confirm the assigned schools for a specific address with the district.

Ready to narrow your Miramar search? Contact Leslie to talk through neighborhoods and current listings.

CHECKLIST

Before you make an offer

A short list our clients use. Bring it to every showing.

- [ ] **Drive your real commute**
  Do it at rush hour from the streets you are considering. East and west Miramar can be very different trips.

- [ ] **Check the flood zone**
  Look up the address on the FEMA flood map and ask for the elevation certificate if there is one. It changes the insurance quote.

- [ ] **Get insurance quotes early**
  Windstorm and flood coverage can change the monthly cost of a home more than a small price difference.

- [ ] **Read the association documents**
  Most communities have an HOA or condo association. Ask for the fees, rules, budget and any planned special assessments.

- [ ] **Confirm the zoned schools**
  Attendance boundaries change. Confirm the schools for the exact address with Broward County Public Schools.

- [ ] **Plan the homestead exemption**
  If it will be your primary home, file with the Broward County Property Appraiser by March 1 of the year after you buy.

Questions buyers ask

Is Miramar in Broward or Miami-Dade County?

Miramar is in Broward County. The city sits in the southwest part of the county, and Miami-Dade County begins at its southern edge.

What are the ZIP codes in Miramar, FL?

Miramar uses ZIP codes 33023, 33025, 33027 and 33029. Some of them also cover parts of neighboring cities, so confirm the city limits for a specific address.

What types of homes are for sale in Miramar?

Single-family homes make up the largest share of Miramar listings, followed by condos, townhomes and villas. Western Miramar is mostly newer planned communities; eastern Miramar has older single-family neighborhoods.

Is Miramar close to Miami?

Yes. Miramar borders Miami-Dade County to the south, and I-75, Florida's Turnpike and US-441 connect it to Miami Gardens, Hialeah, Doral and central Miami.

What is Miramar Town Center?

Miramar Town Center is the city's civic and cultural hub, with City Hall, a public library and the Miramar Cultural Center, which includes an 800-seat theater and art gallery.

Has Leslie Merino sold homes in Miramar?

Yes. Miramar is one of The Merino Group's most active markets, and the homes listed on this page are recent transactions Leslie has handled there.

Is Miramar a good place to buy if I work in Miami?

Miramar borders Miami-Dade County, and I-75, Florida's Turnpike and US-441 connect it to Miami Gardens, Hialeah, Doral and central Miami. Many buyers choose it because it works for commutes in either county. Test your own commute at rush hour before deciding.

What is the difference between eastern and western Miramar?

Eastern Miramar has older single-family neighborhoods with generally lower prices and fewer HOAs. Western Miramar, near I-75, is mostly newer planned communities, many built around lakes, with amenities and homeowners associations.

Which ZIP codes are in Miramar?

Miramar includes parts of ZIP codes 33023, 33025, 33027 and 33029. Several are shared with neighboring cities such as Pembroke Pines, so confirm the city for any specific address.

Do I need flood insurance in Miramar?

It depends on the property's flood zone and your lender's requirements. Even outside high-risk zones, many owners carry flood coverage. Check the FEMA flood map and get quotes during your inspection period.



Questions about a home or a street?

Leslie and the team work in English and Spanish across southwest Broward and northwest Miami-Dade. Call, text or write, and we will answer the same day.

(305) 710-1535

lesliemerinore@gmail.com · themerinogroup.com

Leslie Merino, REALTOR® · The Merino Group
Lifestyle International Realty · 1761 N Flamingo Rd, Pembroke Pines, FL 33028

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General information, current when this guide was prepared. Rules, fees and boundaries change: confirm the details for a specific property with the town, the county or a licensed professional. Not legal, tax or insurance advice.