

1240 BLUFFS CIRCLE DUNEDIN FL 34698

<https://candiscarmichael.com>



A rare offering in Scotsdale Bluffs, one of Dunedin's most established and sought-after residential enclaves. The neighborhood is only a mile and a half from Downtown Dunedin and the Pinellas Trail! Located in a non-flood (X) zone, this residence combines timeless design, thoughtful upgrades, and enduring location value. This three-bedroom, two-bath home with a two-car [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Closed
- 1670 sq ft



Courtesy of

Listing Office: SMITH & ASSOCIATES REAL ESTATE

Status: Closed

Office ID: MFR260033129

MLS ID: MFRTB8488073



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour:

<https://listings.bearkarryproductions.com/video/8Q4ld02bTexCEvXN9G9gkCjNUoBnju6Go01jeypu6MFRU>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1670 sq ft

Year built: 1998

SubdivisionName: SCOTSDALE BLUFFS PH II

GarageSpaces: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 6617 sq ft

View: Garden

ListOfficeName: SMITH & ASSOCIATES REAL ESTATE

ListAOR: mfrmls

Location Details

Township: 28

Road Responsibility: Public Maintained Road

Middle Or Junior School: Dunedin Highland Middle-PN

Road Surface Type: Asphalt, Paved

Elementary School: Dunedin Elementary-PN

High School: Dunedin High-PN

Property Features



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Interior Features: Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, L Dining, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Enclosed, Porch, Rear Porch, Screened

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Hurricane Shutters, Private Yard, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

Roof: Shingle

Window Features: Shutters, Storm Window(s)

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Phone Available, Public, Sewer Available, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Available, Water Connected

View: Garden

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: City Limits, In County, Landscaped, Near Golf Course, Sidewalk, Sloped, Paved

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Trash Compactor, Washer, Wine Refrigerator

Laundry Features: Electric Dryer Hookup, In Kitchen, Inside, Laundry Closet

Parking Features: Driveway, Garage Door Opener, Guest, Off Street

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Fenced, Vinyl, Wood

Security Features: Security Lights, Security System, Smoke Detector(s)

Architectural Style: Florida, Ranch

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: SCOTSDALE BLUFFS PH II

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 35-28-15-79256-000-0120

Direction Faces: West

Construction Materials: Block, Stucco, Frame

Property Condition: Completed



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Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Community Features: Irrigation-Reclaimed Water,
Sidewalks, Street Lights

Association Fee: 50

Association Fee Includes:
Common Area Taxes

Fees&Taxes

Tax Year: 2025

Tax Legal Description: SCOTSDALE BLUFFS PHASE II LOT 12

Tax Annual Amount: \$4,730

Tax Lot: 12

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	13x21	First	21	13
Dining Room	8x10	First	10	8
Bedroom 2	8x10	First	10	8
Bedroom 3	9x11	First	11	9
Primary Bedroom	15x11	First	11	15
Family Room	16x17	First	17	16
Kitchen	11x8	First	8	11
Dining Room	8x10	First	10	8
Primary Bathroom	10x12	First	12	10

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Security Lights, Security System, Smoke Detector(s)

WindowFeatures: Shutters, Storm Window(s)

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Phone Available, Public, Sewer Available, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Available, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Trash compactor, Washer, Wine Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Irrigation-Reclaimed Water, Sidewalks, Street Lights

ExteriorFeatures: Hurricane Shutters, Private Yard, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

Features: Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, L Dining, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Florida, Ranch **NewConstructionYN:** No

Heating: Central, Electric

Exterior material: Block, Frame, Stucco

Roof: Shingle

Parking: Driveway, Garage Door Opener, Guest, Off-street

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment, Private Yard

Showing Requirements: 24 Hour Notice, Appointment Only, Listing Agent Must Accompany, Lockbox



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