#### 161 BRIGHTWATER DRIVE CLEARWATER BEACH FL 33767

https://candiscarmichael.com









Exceptional New Pricing! Sellers are motivated and open to reasonable offers on this stunning waterfront townhome featuring a private dock and boat lift with direct Gulf access — an opportunity not to be missed. This completely remodeled elevated residence is move-in ready and offers the perfect blend of luxury and convenience. The gourmet kitchen features [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Activ
- 2260 sa ft



## **Courtesy of**

**Listing Office:** COLDWELL BANKER REALTY **Office ID:** MFR260010123

Status: Active MLS ID: MFRTB8367314

#### **Description**



#### Call us now

Phone: 727-888-3292



### **Basics**

Unit Number: 8 Bathrooms Full: 2

Category: Townhouse Type: Residential

**Bedrooms: 3** beds **Bathrooms: 3** baths

**Half baths: 1** half bath **Floors: 3** floors

**Area, sq ft: 2260** sq ft **Lot size, sq ft: 1921** sq ft

Year built: 2006 UnitNumber: 8

View: Water SubdivisionName: ISLAND TWNHMS

CLEARWATER

ListOfficeName: COLDWELL BANKER REALTY GarageSpaces: 3

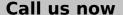
ListAOR: mfrmls

#### **Location Details**

Township: 29 Road Surface Type: Paved

# **Property Features**





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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Elevator, High Ceilings, Open Floorplan, PrimaryBedroom Upstairs, Stone

Counters, Thermostat

Flooring: Luxury Vinyl

Patio And Porch Features: Deck, Other,

Patio

Waterfront Features: Canal - Saltwater

Garage Spaces: 3

Garage YN: Yes

Exterior Features: Sliding Doors, Storage

**Security Features:** Smoke Detector(s)

View: Water

Sewer: Public Sewer

Heating: Central, Electric

**Appliances:** Bar Fridge, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Other,

Range, Refrigerator, Washer

Laundry Features: Inside, Laundry Closet

Waterfront YN: Yes

Parking Features: Driveway, Garage Door Opener, Ground Level, Oversized, Tandem,

Basement

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected, Water

Connected

Water Source: Public

**Cooling:** Central Air

Lot Features: Flood Insurance Required,

Landscaped, Paved

## **Property Details**

**Subdivision Name: ISLAND TWNHMS** 

CLEARWATER

Levels: Three Or More

Foundation Details: Slab

**Listing Terms:** Cash, Conventional

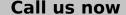
Parcel Number: 08-29-15-43454-000-0080

**Direction Faces: North** 

Construction Materials: Block, Concrete, Stucco

# **Association Information**





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**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 500

**Association Fee Includes:** Common Area Taxes, Pool, Escrow Reserves Fund, Maintenance Structure,

Maintenance Grounds, Maintenance, Management

Community Features: Buyer Approval

Required, Deed Restrictions, Pool

### Fees&Taxes

Tax Year: 2024 Tax Annual Amount:

\$17,481

Tax Legal Description: ISLAND TOWNHOMES LOT 8 TOGETHER

WITH THE USE OF BOAT SLIP 8 (CW PLAT 127 PG'S 46 & 47)

Tax Lot: 8

#### **Rooms**

Room type	Dimensions	Level	Length	Width
Living Room	12x18	Second	18	12
Dining Room	11x15	Second	15	11
Kitchen	12x16	Second	16	12
Primary Bedroom	13x15	Third	15	13

## **Amenities & Features**



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Waterfront available: Yes GarageYN: Yes FireplaceYN: No AttachedGarageYN: Yes

PoolPrivateYN: No Cooling: Central Air

**Security Features:** Smoke Detector(s) CommunityFeatures: Buyer Approval Required,

Deed Restrictions, Pool

**Utilities:** Cable Connected, Electricity ExteriorFeatures: Sliding Doors, Storage Connected, Public, Sewer Connected, Water

Connected

Features: Ceiling Fans(s), Eat-in Kitchen, Elevator, High Ceilings, Open Floorplan, PrimaryBedroom Upstairs, Stone Counters,

Thermostat

Amenities: Bar Fridge, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Other,

Range, Refrigerator, Washer

# **Building Details**

**NewConstructionYN: No Heating:** Central,

Electric

Roof: Tile Exterior material: Block, Concrete, Stucco

Parking: Basement, Driveway, Garage Door Opener, Ground Level,

Oversized, Tandem

## **Miscellaneous**

Ownership: Fee Simple Occupant Type: Owner

Other Structures: Storage Showing Requirements: Supra Lock Box, Appointment Only,

Lock Box Electronic, ShowingTime





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