

# 1749 HIGHLAND AVENUE CLEARWATER FL 33756

<https://candiscarmichael.com>



Price Reduction!!! Spacious, LAKEFRONT, 2bed 2bath, 1st floor condominium at the quaint, well run, 55+ Colonial Isles Condominiums, conveniently located in central Clearwater near everything you need in life! Every day, you can sit on your back patio and enjoy the beautiful Florida birds, turtles and fish on this wonderful lake! The unit has gorgeous [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1100 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRTB8456535



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8456535>

## Basics

**Unit Number:** A5

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Year built:** 1979

**SubdivisionName:** COLONIAL ISLES CONDO

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1100 sq ft

**UnitNumber:** A5

**ListOfficeName:** DALTON WADE INC

## Location Details

**Township:** 29

**Road Surface Type:** Asphalt

## Property Features



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**Interior Features:** Ceiling Fans(s), Walk-In Closet(s)

**Flooring:** Tile

**Pool Features:** Gunite, In Ground

**Waterfront Features:** Lake Front

**Carport YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer

**Laundry Features:** Inside

**Waterfront YN:** Yes

**Parking Features:** Assigned

**Carport Spaces:** 1

**Exterior Features:** Other

**Utilities:** Cable Connected, Electricity Available

**Sewer:** Public Sewer

**Heating:** Central, Electric

## Property Details

**Subdivision Name:** COLONIAL ISLES CONDO

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 26-29-15-17343-001-0050

**Direction Faces:** South

**Construction Materials:** Block

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Clubhouse, Pool, Shuffleboard Court

**Association Fee:** 554

**Association Fee Includes:** Pool, Insurance, Maintenance Structure, Maintenance Grounds, Sewer, Trash, Water

**Community Features:** Pool

## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$2,001

**Tax Legal Description:** COLONIAL ISLES CONDO PHASE I BLDG **Tax Lot:** 0050  
A, UNIT 5A

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	13x7	First	7	13
Living Room	18x14	First	14	18
Primary Bedroom	11x16	First	16	11

## Amenities & Features

**Waterfront available:** Yes

**GarageYN:** No

**AttachedGarageYN:** No

**FireplaceYN:** No

**PoolPrivateYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Pool

**ExteriorFeatures:** Other

**PoolFeatures:** Gunite, In Ground

**Utilities:** Cable Connected, Electricity Available

**Features:** Ceiling Fans(s), Walk-In Closet(s)

**Amenities:** Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No

**Heating:** Central, Electric

**Exterior material:** Block

**Roof:** Shingle

**Parking:** Assigned



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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:**  
Vacant

**Showing Requirements:** Call Listing Agent, No Lockbox,  
Showing Time



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