

# 176 BRIGHTWATER DRIVE CLEARWATER FL 33767

<https://candiscarmichael.com>

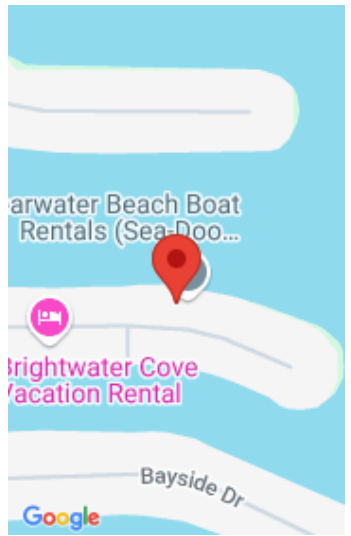


\$2,499,000

A masterful achievement of concept and design, this 4-story coastal contemporary waterfront residence showcases exquisite craftsmanship, seamlessly integrated indoor/outdoor living with floor-to-ceiling glass sliding doors, luminous open spaces, 3 terraces, direct Clearwater Bay views from most every room, adjacent to the Brightwater Blue pool, heated spa & grills. DEEDED boat slip and dock, 9,000 lb [...]



- 4 beds
- 4 baths
- Residential
- Townhouse
- Active
- 3996 sq ft



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Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRU8246102

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## Description

**Virtual Tour:**

<https://properties.premiermediag.com/videos/e1a8ff3a-2080-49ef-b1d7-58fbcc1c4b3c>

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## Basics

**Unit Number:** 1

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 2104 sq ft

**UnitNumber:** 1

**SubdivisionName:** BRIGHTWATER BLUE TWNHMS

**GarageSpaces:** 2

**Bathrooms Full:** 3

**Date added:** Added 2 weeks ago

**Type:** Residential

**Bathrooms:** 4 baths

**Area, sq ft:** 3996 sq ft

**Year built:** 2017

**View:** Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 29

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Dunedin Highland  
Middle-PN

**Road Surface Type:** Paved

**Elementary School:** Sandy Lane  
Elementary-PN

**High School:** Clearwater High-PN



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## Property Features

**Interior Features:** Crown Molding, Elevator

**Flooring:** Tile, Travertine, Vinyl

**Patio And Porch Features:** Covered, Rear Porch

**Waterfront Features:** Bay/Harbor, Canal - Saltwater, Intracoastal Waterway

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony, Irrigation System, Lighting, Sidewalk, Sliding Doors

**Architectural Style:** Mediterranean

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Turnkey

**Appliances:** Dishwasher, Dryer, Microwave, Refrigerator, Washer

**Laundry Features:** Laundry Room, Upper Level

**Waterfront YN:** Yes

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Size Limit, Yes

**Roof:** Built-Up, Metal

**Utilities:** Cable Available, Electricity Connected, Fire Hydrant, Phone Available, Public, Sewer Connected, Street Lights, Water Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** City Limits

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## Property Details

**Subdivision Name:** BRIGHTWATER BLUE TWNHMS

**Levels:** Three Or More

**Direction Faces:** South

**Construction Materials:** Block, Concrete, Stucco

**Property Condition:** Completed

**Parcel Number:** 08-29-15-11491-000-0160

**Property Attached YN:** Yes

**Foundation Details:** Slab

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

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:**  
Pool

**Association Fee:** 1745.38

**Association Fee Includes:** Guard - 24 Hour, Pool, Management, Security, Trash, Water

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Community Mailbox, Deed Restrictions, Gated Community - Guard, Pool, Sidewalks

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## Fees&Taxes

**Tax Year:** 2023

**Tax Legal Description:** BRIGHTWATER BLUE TOWNHOMES  
LOT 16

**Tax Annual Amount:** \$37,141

**Tax Lot:** 16

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## Rooms



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Room type	Dimensions	Level	Length	Width
Foyer	16x13	First	13	16
Family Room	19x18	First	18	19
Kitchen	19x12	Second	12	19
Utility Room	6x5	Second	5	6
Dining Room	20x16	Second	16	20
Living Room	19x13	Second	13	19
Balcony/Porch/Lanai	19x8	Second	8	19
Bedroom 2	15x12	Third	12	15
Bedroom 3	18x9	Third	9	18
Bedroom 4	14x10	Third	10	14
Primary Bedroom	19x16	Upper	16	19
Balcony/Porch/Lanai	19x5	Upper	5	19

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Community Mailbox, Deed Restrictions, Gated Community - Guard, Pool, Sidewalks

**Utilities:** Cable Available, Electricity Connected, Fire Hydrant, Phone Available, Public, Sewer Connected, Street Lights, Water Connected

**Amenities:** Dishwasher, Dryer, Microwave, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony, Irrigation System, Lighting, Sidewalk, Sliding Doors

**Features:** Crown Molding, Elevator

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## Building Details

**ArchitecturalStyle:** Mediterranean

**Heating:** Central, Electric

**Roof:** Built-up, Metal

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Parking:** Driveway, Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure, Seller Property Disclosure

**Occupant Type:** Owner **Showing Requirements:** Appointment Only, Listing Agent Must Accompany, See Remarks, ShowingTime



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