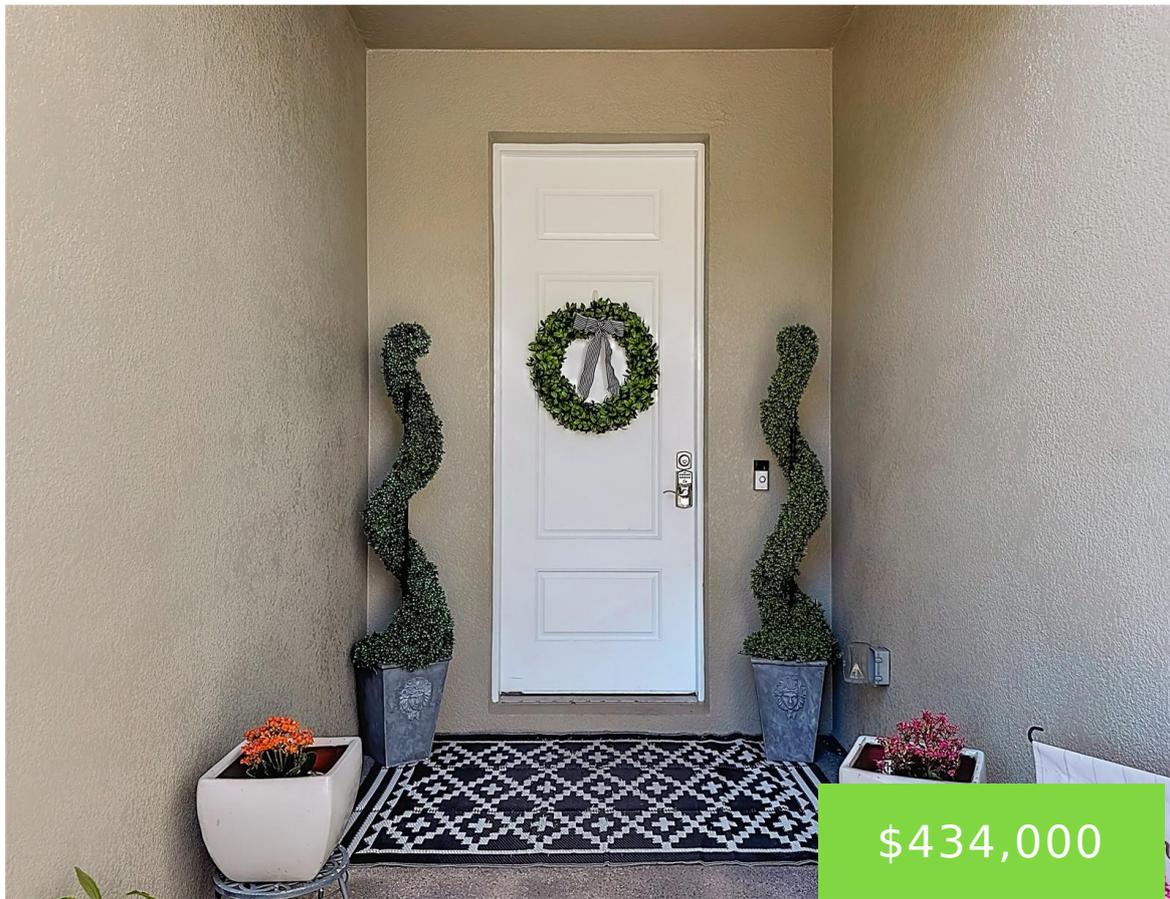


# 1962 MARLINGTON WAY CLEARWATER FL 33763

<https://candiscarmichael.com>



\$434,000

Come see this beautiful, light-filled townhome with a spacious open floor plan and soaring 9.5-foot ceilings. A wall of pocketing sliding glass doors opens wide to a screened lanai, creating an airy indoor-outdoor flow with tranquil pond views and stunning sunset backdrops. Quality construction, paired with meticulous ownership and tasteful upgrades, make this home truly [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1603 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8470894



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Phone: 727-888-3292

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



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THE STANDARD OF EXCELLENCE

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## Description

**Virtual Tour:** <https://nodalview.com/s/0sK7S92Pz9iuAOJXK0mS6w>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 months ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 1603 sq ft

**Year built:** 2018

**SubdivisionName:** MONTCLAIR LAKE TWNHMS - PH 1

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 2130 sq ft

**View:** Water

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 29

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Wood Cabinets, Split Bedroom, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile, Luxury Vinyl

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

**Waterfront Features:** Pond

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Yes

**Roof:** Shingle

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

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Microwave, Range, Refrigerator, Water Softener

**Laundry Features:** Inside, Laundry Closet, Upper Level

**Waterfront YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk, Sliding Doors

**Window Features:** Blinds, Drapes, Low-Emissivity Windows, Rods, Window Treatments

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** MONTCLAIR LAKE TWNHMS - PH 1

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 06-29-16-58470-000-0190

**Direction Faces:** Northeast

**Construction Materials:** Block

---

## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Gated, Pool

**Association Fee:** 439

**Association Fee Includes:** Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Internet, Maintenance Structure, Maintenance Grounds, Pest Control, Private Road, Recreational Facilities

**Community Features:** Gated Community - No Guard, Pool, Sidewalks

## Fees&Taxes

**Tax Year:** 2024

**Tax Legal Description:** MONTCLAIR LAKE TOWNHOMES - PHASE 1 LOT 19

**Tax Annual Amount:** \$5,321

**Tax Lot:** 19

## Rooms

Room type	Dimensions	Level	Length	Width
Great Room	24x13.5	First	13.5	24
Kitchen	15x10.5	First	10.5	15
Primary Bedroom	14x13.5	Second	13.5	14
Bedroom 2	13x12	Second	12	13
Bedroom 3	14x11	Second	11	14

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Gated Community - No Guard, Pool, Sidewalks

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Wood Cabinets, Split Bedroom, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds, Drapes, Low-Emissivity Windows, Rods, Window Treatments

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

**Amenities:** Dishwasher, Disposal, Microwave, Range, Refrigerator, Water Softener

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Supra Lock Box, 24 Hour Notice, Appointment Only, Gate Code Required, ShowingTime



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