#### **2023 ARBOR DRIVE CLEARWATER FL 33760**

https://candiscarmichael.com



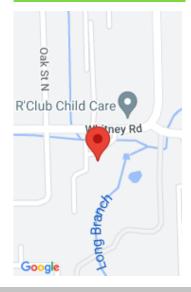






WOW! Amazing updated townhome in the quiet and well established community of Arbor Trace! This beautiful home has been extremely well maintained and it shows! It features 3 bedrooms, 2.5 baths, a 2 car garage and 1566 sf of living space all surrounded by mature oak trees and conservation. As you enter, you are greeted [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1566 sq ft





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# **Courtesy of**

**Listing Office:** FUTURE HOME REALTY INC **Office ID:** MFR260011623

Status: Active MLS ID: MFRU8237690

# **Description**

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/U8237690

### **Basics**

Bathrooms Full: 2 Bathrooms Half: 1

Date added: Added 1 month ago Category: Townhouse

Type: Residential Bedrooms: 3 beds

Bathrooms: 3 baths Half baths: 1 half bath

Floors: 2 floors Area, sq ft: 1566 sq ft

**Lot size, sq ft: 2723** sq ft **Year built:** 1985

View: Trees/Woods SubdivisionName: ARBOR TRACE

ListOfficeName: FUTURE HOME REALTY INC GarageSpaces: 2

### **Location Details**

ListAOR: mfrmls

Township: 29 Road Surface Type: Asphalt, Paved

Middle Or Junior School: Oak Grove Middle-PN High School: Pinellas Park High-PN

## **Property Features**



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Interior Features: Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, PrimaryBedroom Upstairs, Skylight(s), Solid Wood Cabinets, Stone Counters, Window Treatments

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range,

Refrigerator

Flooring: Carpet, Ceramic Tile, Laminate

**Laundry Features:** In Kitchen, Laundry

Closet

Patio And Porch Features: Covered, Deck,

Rear Porch, Screened

Waterfront Features: Creek

Fireplace Features: Living Room, Wood

Burning

Garage YN: Yes

**Garage Spaces:** 2

Exterior Features: Balcony, Sliding Doors

Window Features: Blinds

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Sewer

Connected, Water Connected

View: Trees/Woods

Sewer: Public Sewer

Heating: Central, Electric

Fireplace YN: Yes

Waterfront YN: Yes

Parking Features: Driveway, Garage Door

Opener, Guest

**Attached Garage YN:** Yes

Pets Allowed: Cats OK, Dogs OK

**Roof:** Shingle

Architectural Style: Contemporary,

Custom

**Vegetation:** Mature Landscaping, Oak

Trees, Trees/Landscaped

Water Source: Public

Cooling: Central Air

**Lot Features:** Conservation Area, FloodZone. City Limits. Landscaped.

Sidewalk, Paved

# **Property Details**

**Subdivision Name:** ARBOR TRACE **Parcel Number:** 32-29-16-01330-000-0110

**Levels:** Two **Direction Faces:** South

Foundation Details: Slab Construction Materials: Wood Frame, Wood Siding

Listing Terms: Cash, Conventional, FHA,

VA Loan

### **Association Information**



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**Association YN:** Yes

**Association Fee Frequency:** 

Monthly

**Association Amenities:** Cable TV, Maintenance, Pool, Spa/Hot Tub

**Association Fee:** 644

**Association Fee Includes:** Cable TV, Pool, Escrow Reserves Fund, Insurance, Maintenance Structure, Maintenance Grounds, Pest Control, Private Road, Trash

Community Features: Association Recreation - Owned,

Pool, Sidewalks

#### Fees&Taxes

Tax Year: 2023 Tax Annual Amount: \$2,046

#### **Rooms**

Room type	Dimensions	Level	Length	Width
Kitchen	9x17	First	17	9
Dining Room	9x10	First	10	9
Living Room	13x14	First	14	13
Primary Bedroom	19x12	Second	12	19
Primary Bathroom	15x7	Second	7	15
Bedroom 2	13x10	Second	10	13
Bedroom 3	12x10	Second	10	12



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**Amenities & Features** 

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Association Recreation -

Owned, Pool, Sidewalks

ExteriorFeatures: Balcony, Sliding Doors

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Living Room, Living Room/Dining Room Combo, PrimaryBedroom Upstairs, Skylight(s), Solid Wood Cabinets, Stone Counters, Window Treatments, Wood Burning

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

WindowFeatures: Blinds

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected,

Public, Sewer Connected, Water

Connected

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Microwave,

Range, Refrigerator

## **Building Details**

ArchitecturalStyle: Contemporary, Custom NewConstructionYN: No

Heating: Central, Electric Exterior material: Wood Frame, Wood Siding

Roof: Shingle Parking: Driveway, Garage Door Opener, Guest

## **Miscellaneous**

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

Occupant Type: Vacant Showing Requirements: Appointment Only, Lock Box Electronic,

See Remarks, ShowingTime





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