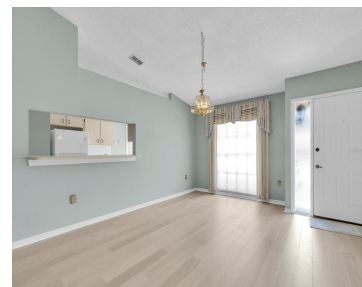


# 2023 NASH DRIVE CLEARWATER FL 33763

<https://candiscarmichael.com>



\$279,900



Extraordinary villa home in Villas of Lake Arbor a 55+ community featuring a large open floor plan, high cathedral ceilings in main living area that provides a feeling of spaciousness, split bedrooms for privacy, and an extra den for TV room or office, plus a large galley kitchen with plenty of cabinets and newer appliances. [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1547 sq ft



## Courtesy of

**Listing Office:** RE/MAX REALTEC GROUP INC

**Status:** Active

**Office ID:** MFR260000706

**MLS ID:** MFRTB8498612



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8498612>

---

## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1547 sq ft

**Year built:** 1988

**ListOfficeName:** RE/MAX REALTEC GROUP INC

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 2073 sq ft

**SubdivisionName:** VILLAS OF LAKE ARBOR

**ListAOR:** mfrmls

---

## Location Details

**Township:** 29

**Road Responsibility:** Private Maintained Road

**Road Surface Type:** Asphalt, Paved

---

## Property Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Split Bedroom, Walk-In Closet(s)

**Flooring:** Laminate, Tile

**Parking Features:** Assigned, Covered, Guest

**Carport Spaces:** 1

**Roof:** Tile

**Utilities:** Electricity Connected, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Carport YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Number Limit, Size Limit, Yes

**Window Features:** Shades

**Water Source:** Canal/Lake For Irrigation

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** VILLAS OF LAKE ARBOR

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 06-29-16-94092-000-1040

**Direction Faces:** West

**Construction Materials:** Block, Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 299

**Association Fee Includes:** Cable TV, Common Area Taxes, Maintenance Grounds, Pool, Trash

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Deed Restrictions, Irrigation-Reclaimed Water, Pool, Street Lights

---

## Fees&Taxes



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Tax Year:** 2025

**Tax Annual Amount:** \$2,593

**Tax Legal Description:** VILLAS OF LAKE ARBOR UNIT 10, THE LOT 104

**Tax Lot:** 104

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	17x27	First	27	17
Kitchen	9.6x14	First	14	9.6
Primary Bedroom	12.8x18.8	First	18.8	12.8
Bedroom 2	13.4x9.1	First	9.1	13.4
Den	13.4x10.2	First	10.2	13.4

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Deed Restrictions, Irrigation-Reclaimed Water, Pool, Street Lights

**Utilities:** Electricity Connected, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Shades

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Split Bedroom, Walk-In Closet(s)



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Building Details

**NewConstructionYN:** No

**Heating:** Central, Electric, Heat Pump

**Exterior material:** Block, Stucco

**Roof:** Tile

**Parking:** Assigned, Covered, Guest

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Irrigation  
Equipment

**Showing Requirements:** Supra Lock Box, Call Before  
Showing, Lock Box Electronic



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE