

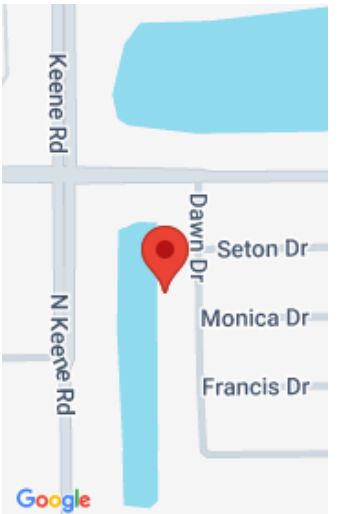
# 2074 DAWN DRIVE CLEARWATER FL 33763

<https://candiscarmichael.com>



Location, location, location! Enjoy the Florida lifestyle in this charming waterfront home situated on a large homesite (1/3 plus acre) near the the border of Dunedin and Clearwater. NO FLOOD INSURANCE REQUIRED. As you enter the main living area of this light and bright home, you'll notice a water view from nearly every room. An [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1363 sq ft



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



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## Courtesy of

**Listing Office:** BHHS FLORIDA PROPERTIES GROUP

**Status:** Active

**Office ID:** MFR260017433

**MLS ID:** MFRU8253403

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## Description

**Virtual Tour:** <https://virtual-tour.aryeo.com/sites/mnzgxze/unbranded>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1363 sq ft

**Year built:** 1972

**SubdivisionName:** MONTCLAIR LAKE ESTATES

**GarageSpaces:** 2

**Date added:** Added 4 weeks ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 13930 sq ft

**View:** Water

**ListOfficeName:** BHHS FLORIDA PROPERTIES GROUP

**ListAOR:** mfrmls

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## Location Details

**Township:** 29

**Elementary School:** Dunedin Elementary-PN

**High School:** Dunedin High-PN

**Road Surface Type:** Paved

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

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Solid Wood Cabinets, Split Bedroom

**Flooring:** Ceramic Tile, Laminate, Wood

**Waterfront YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Irrigation System, Rain Gutters

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

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Paved

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** In Garage

**Waterfront Features:** Lake

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** MONTCLAIR LAKE ESTATES

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 01-29-15-58464-000-0730

**Direction Faces:** West

**Construction Materials:** Block, Stucco

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## Fees&Taxes

**Tax Year:** 2023

**Tax Legal Description:** MONTCLAIR LAKE ESTATES LOT 73

**Tax Annual Amount:** \$2,853

**Tax Lot:** 73

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x12	First	12	15
Living Room	14x15	First	15	14
Dinette	9x10	First	10	9
Kitchen	11x18	First	18	11
Florida Room	8x14	First	14	8

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Irrigation System, Rain Gutters

**Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Solid Wood Cabinets, Split Bedroom

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

## Miscellaneous



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**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Structures:** Gazebo

**Showing Requirements:** Appointment Only, Lock Box Electronic-CBS Code Required, ShowingTime



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