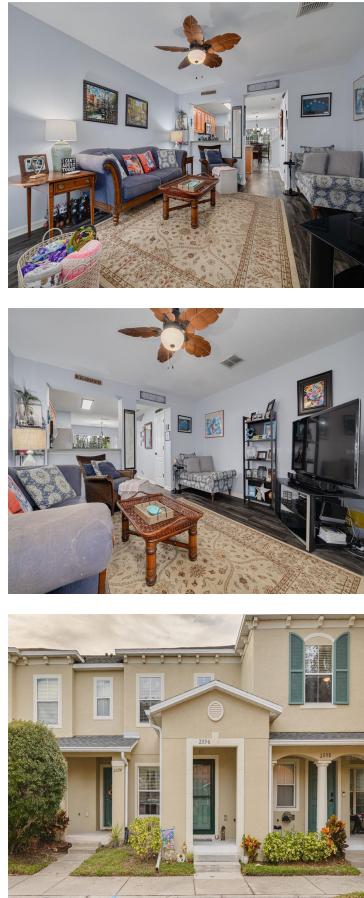


# 2096 SUN DOWN DRIVE CLEARWATER FL 33763

<https://candiscarmichael.com>



Welcome to Florida living at its finest! This charming two-story townhome offers a bright and functional layout featuring 2 bedrooms, 2.5 bathrooms, and a desirable split-bedroom floor plan for comfort and privacy. Both bedrooms also have private ensuite bathrooms and are conveniently located upstairs near the inside laundry room, making daily living effortless. On the [...]

- 2 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1252 sq ft



## Courtesy of

**Listing Office:** KELLER WILLIAMS REALTY- PALM H

**Status:** Active

**Office ID:** MFR260010721

**MLS ID:** MFRTB8451879



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8451879>

## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 months ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 932 sq ft

**SubdivisionName:** SUNSET POINTE TWNHMS **ListOfficeName:** KELLER WILLIAMS REALTY-PALM H

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1252 sq ft

**Year built:** 2007

## Location Details

**Township:** 29

**Road Surface Type:** Paved

## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Upstairs, Split Bedroom

**Flooring:** Vinyl

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

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Upper Level, Washer Hookup

**Exterior Features:** Playground, Private Entrance, Rain Gutters, Sidewalk, Sliding Doors

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Phone Available, Public, Sewer Available, Sewer Connected, Water Available, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

## Property Details

**Subdivision Name:** SUNSET POINTE TWNHMS

**Levels:** Two

**Foundation Details:** Block

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

**Parcel Number:** 06-29-16-88147-038-0050

**Direction Faces:** East

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee:** 418

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Cable TV, Common Area Taxes, Pool, Internet, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Pest Control, Recreational Facilities, Trash

**Community Features:** Playground, Pool, Sidewalks

## Fees & Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$2,594

**Tax Legal Description:** SUNSET POINTE TOWNHOMES BLK 38, **Tax Lot:** 5  
LOT 5

## Rooms

Room type	Level
Living Room	First
Kitchen	First
Primary Bedroom	Second

## Amenities & Features

**Waterfront available:** No

**GarageYN:** No

**AttachedGarageYN:** No

**FireplaceYN:** No

**PoolPrivateYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Playground, Pool, Sidewalks

**ExteriorFeatures:** Playground, Private Entrance, Rain Gutters, Sidewalk, Sliding Doors

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Phone Available, Public, Sewer Available, Sewer Connected, Water Available, Water Connected

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, PrimaryBedroom Upstairs, Split Bedroom

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

## Building Details



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**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Playground,  
Private Entrance

**Occupant Type:** Owner

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



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