# 2170 AMERICUS BOULEVARD CLEARWATER FL 33763

https://candiscarmichael.com











Virtually Staged. Welcome to carefree living in Top of the World, Clearwater’s premier 55+ active community! This spacious second-floor, two-bedroom, two-and-a-half-bathroom condo offers 1,645 square feet of comfortable living space. A welcoming foyer entrance leads into the expansive living room, providing plenty of space to relax or gather with family and friends. The kitchen and […]

- 2 beds
- 3 baths
- Residential
- Condominium
- Active
- 1675 sq ft

## Courtesy of

**Listing Office:** EXP REALTY LLC

**Office ID:** MFR260033666

**Status:** Active

**MLS ID:** MFRTB8533555


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Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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## Basics

**Unit Number:** 44

**Bathrooms Full:** 2

**Bathrooms Half:** 1

**Date added:** Added 3 months ago

**Category:** Condominium

**Type:** Residential

**Bedrooms: 2** beds

**Bathrooms: 3** baths

**Half baths: 1** half bath

**Floors: 3** floors

**Area, sq ft: 1675** sq ft

**Lot size, sq ft: 0** sq ft

**Year built:** 1988

**UnitNumber:** 44

**SubdivisionName:** ON TOP OF THE WORLD

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 28

**Road Surface Type:** Paved

**Elementary School:** Leila G Davis Elementary-PN

**Middle Or Junior School:** Safety Harbor Middle-PN

**High School:** Dunedin High-PN

## Property Features

**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Walk-In Closet(s)

**Appliances:** Microwave, Range, Refrigerator

**Flooring:** Tile, Vinyl

**Laundry Features:** Inside, Laundry Room

**Parking Features:** Assigned

**Pets Allowed:** Number Limit, Yes

**Exterior Features:** Lighting

**Roof:** Membrane

**Utilities:** Cable Connected, Electricity Connected, Water Connected

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central

**Furnished:** Unfurnished


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## Property Details

**Subdivision Name:** ON TOP OF THE WORLD

**Parcel Number:** 31-28-16-64108-084-0440

**Levels:** One

**Direction Faces:** West

**Foundation Details:** Slab

**Construction Materials:** Block, Concrete, Stucco

**Listing Terms:** Cash, Conventional

## Association Information

**Association YN:** Yes

**Association Fee Includes:** Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Management, Private Road, Recreational Facilities, Sewer, Trash, Water

**Community Features:** Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Gated Community - No Guard, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s)

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** $3,517

**Tax Legal Description:** ON TOP OF THE WORLD UNIT 71 CONDO BLDG 84-E, APT 44

**Tax Lot:** 0440

## Rooms


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| Room type | Level |
| --- | --- |
| Kitchen | First |
| Living Room | First |
| Primary Bedroom | First |

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Gated Community - No Guard, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s)

**Utilities:** Cable Connected, Electricity Connected, Water Connected

**Amenities:** Microwave, Range, Refrigerator

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting

**Features:** Ceiling Fans(s), Eat-in Kitchen, Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Parking:** Assigned

**Heating:** Central

**Roof:** Membrane

## Miscellaneous

**Ownership:** Condominium

**Showing Requirements:** Appointment Only, ShowingTime

**Occupant Type:** Vacant


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