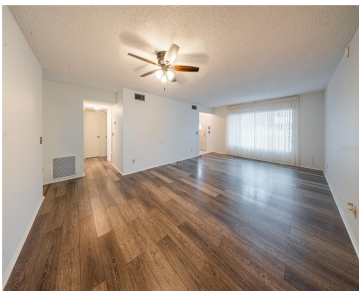


2170 AMERICUS BOULEVARD CLEARWATER FL 33763
https://candiscarmichael.com



\$250,000



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 dining area [...]

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



Courtesy of

Listing Office: EXP REALTY LLC
Status: Active

Office ID: MFR260033666
MLS ID: MFRTB8533555



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Unit Number: 44

Bathrooms Half: 1

Category: Condominium

Bedrooms: 2 beds

Half baths: 1 half bath

Area, sq ft: 1675 sq ft

Year built: 1988

SubdivisionName: ON TOP OF THE WORLD

ListAOR: mfrmls

Bathrooms Full: 2

Date added: Added 1 month ago

Type: Residential

Bathrooms: 3 baths

Floors: 3 floors

Lot size, sq ft: 0 sq ft

UnitNumber: 44

ListOfficeName: EXP REALTY LLC

Location Details

Township: 28

Elementary School: Leila G Davis Elementary-PN **Middle Or Junior School:** Safety Harbor Middle-PN

High School: Dunedin High-PN

Road Surface Type: Paved

Property Features

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

Flooring: Tile, Vinyl

Parking Features: Assigned

Exterior Features: Lighting

Utilities: Cable Connected, Electricity Connected, Water Connected

Sewer: Public Sewer

Heating: Central

Appliances: Microwave, Range, Refrigerator

Laundry Features: Inside, Laundry Room

Pets Allowed: Number Limit, Yes

Roof: Membrane

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished



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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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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