#### 2186 GREENBRIAR BOULEVARD CLEARWATER FL 33763

https://candiscarmichael.com









Spacious and Well-Located—Welcome to Your Next Chapter in Greenbriar! This beautifully cared-for 3-bedroom, 2-bath block home in Clearwater's sought-after Greenbriar Community offers the perfect blend of comfort, convenience, and Florida charm. With 1,720 sq ft of heated space (2,100 total), a split-bedroom floor plan, and no flood insurance required (Zone X!), this one checks all [...]

- 3 beds
- 2 baths
- Residentia
- Single Family Residence
- Active
- 1720 sq ft



# **Courtesy of**

**Listing Office:** DALTON WADE INC **Office ID:** MFR260031661

Status: Active MLS ID: MFRTB8412692



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# **Description**

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/TB8412692

## **Basics**

Bathrooms Full: 2 Date added: Added 2 months ago

**Category:** Single Family Residence **Type:** Residential

Bedrooms: 3 beds Bathrooms: 2 baths

**Half baths: 0** half baths **Floors: 1** floor

**Area, sq ft: 1720** sq ft **Lot size, sq ft: 5998** sq ft

Year built: 1972 SubdivisionName: GREENBRIAR

ListOfficeName: DALTON WADE INC ListAOR: mfrmls

#### **Location Details**

Township: 28 Road Surface Type: Asphalt, Paved

Elementary School: Garrison-Jones Elementary-PN Middle Or Junior School: Safety Harbor

Middle-PN

High School: Dunedin High-PN

# **Property Features**





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Interior Features: Ceiling Fans(s)

Appliances: Dishwasher, Microwave, Range,

Refrigerator

Flooring: Ceramic Tile, Vinyl Laundry Features: Inside, Laundry Room

Pets Allowed: Yes Exterior Features: Sidewalk

Fencing: Wood Roof: Shingle

Utilities: Cable Available, Electricity Connected, Water Source: Public

Public. Water Connected

Sewer: Public Sewer Cooling: Central Air

# **Property Details**

**Heating:** Central

**Subdivision Name:** GREENBRIAR **Parcel Number:** 36-28-15-33177-000-4650

**Levels:** One **Direction Faces:** East

Foundation Details: Slab Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional

### **Association Information**

**Association YN:** Yes **Association Fee:** 210

**Association Fee Frequency:** Annually **Association Fee Includes:** Pool

**Association Amenities:** Fitness Center, **Community Features:** Clubhouse, Deed

Pool Restrictions, Fitness Center, Pool, Sidewalks

### Fees&Taxes

Tax Year: 2024 Tax Annual Amount: \$5,047

Tax Legal Description: GREENBRIAR UNIT 7 LOT 465 Tax Lot: 465

## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	16×14	First	14	16
Dining Room	19x9	First	9	19
Kitchen	12x8	First	8	12
Primary Bedroom	18x17	First	17	18
Bedroom 2	16x12	First	12	16
Bedroom 3	16x12	First	12	16

### **Amenities & Features**

Waterfront available: No GarageYN: No

AttachedGarageYN: No FireplaceYN: No

PoolPrivateYN: No

**CommunityFeatures:** Clubhouse, Deed Restrictions, Fitness

Center, Pool, Sidewalks

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

Connected

Amenities: Dishwasher, Microwave, Range, Refrigerator

Cooling: Central Air

**ExteriorFeatures:** Sidewalk

**Features:** Ceiling Fans(s)

# **Building Details**

**NewConstructionYN: No Heating:** Central

Exterior material: Block, Stucco Roof: Shingle



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# **Miscellaneous**

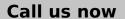
Ownership: Fee Simple

**Occupant Type:** 

Vacant

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





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