

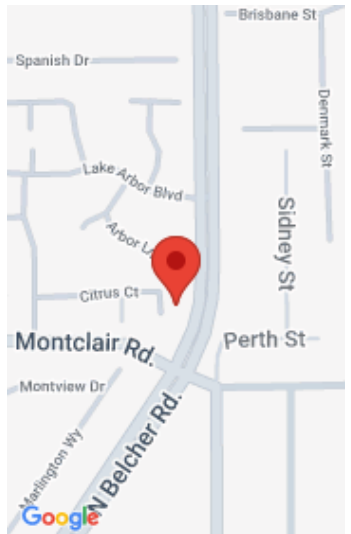
# 2288 CITRUS COURT CLEARWATER FL 33763

<https://candiscarmichael.com>



Upscale living in a 55+ lakefront community that you will LOVE. This corner villa is located on a spacious cul-de-sac with a covered carport and lots of additional guest parking in a beautiful shaded park-like setting. High ceilings, 2 bedrooms, 2 bathrooms and two screened patios. Beautiful updated kitchen with shaker cabinets and granite counters. [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1305 sq ft



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Courtesy of

**Listing Office:** FUTURE HOME REALTY INC

**Status:** Active

**Office ID:** MFR260011623

**MLS ID:** MFRTB8314632

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8314632>

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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

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

**SubdivisionName:** VILLAS OF LAKE ARBOR

**ListAOR:** mfrmls

**Date added:** Added 3 weeks ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1305 sq ft

**Year built:** 1986

**ListOfficeName:** FUTURE HOME REALTY INC

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## Location Details

**Township:** 29

**Road Responsibility:** Public Maintained Road

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

**Road Surface Type:** Asphalt

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

**High School:** Dunedin High-PN

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## Property Features



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**Interior Features:** Ceiling Fans(s)

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Enclosed, Rear Porch, Screened, Side Porch

**Parking Features:** Guest

**Carport Spaces:** 1

**Exterior Features:** Sidewalk, Sliding Doors

**Roof:** Concrete, Tile

**Architectural Style:** Traditional

**Vegetation:** Mature Landscaping, Oak Trees

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

**Lot Features:** Cul-De-Sac, In County, Paved

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

**Laundry Features:** Inside, Laundry Closet

**Pool Features:** In Ground

**Carport YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Masonry

**Window Features:** Blinds

**Utilities:** Electricity Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** VILLAS OF LAKE ARBOR

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 06-29-16-94165-000-0880

**Direction Faces:** South

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Pool

**Association Fee:** 278

**Association Fee Includes:** Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Internet, Maintenance Grounds, Management, Sewer, Trash

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Deed Restrictions, Pool

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## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$3,574

**Tax Legal Description:** VILLAS OF LAKE ARBOR UNIT 8, THE LOT 88

**Tax Lot:** 88

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	10x10	First	10	10
Living Room	14x19	First	19	14
Primary Bedroom	12x14	First	14	12
Bedroom 2	12x13	First	13	12
Dinette	7x10	First	10	7
Dining Room	10x11	First	11	10
Balcony/Porch/Lanai	8x12	First	12	8
Balcony/Porch/Lanai	8x13	First	13	8

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Deed Restrictions, Pool

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Utilities:** Electricity Connected

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

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds

**PoolFeatures:** In Ground

**Features:** Ceiling Fans(s)

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## Building Details

**ArchitecturalStyle:** Traditional

**Heating:** Central, Electric, Heat Pump

**Roof:** Concrete, Tile

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Guest

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## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure, Seller Property Disclosure

**Occupant Type:** Vacant **Showing Requirements:** Supra Lock Box, Appointment Only, ShowingTime



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