

2291 AMERICUS BOULEVARD CLEARWATER FL 33763

<https://candiscarmichael.com>



PRICE IMPROVEMNT MOVE-IN READY with WATER VIEWS right from your front door. This beautiful, first-floor, three (3) bedroom, two (2) full baths, rare sought-after Florentine layout, END-UNIT condominium is right across the street from a beautiful pond that has two fountains. ****CURRENT UPDATES FROM MARCH-MAY 2024 INCLUDE: UNIT PAINTED THROUGHOUT, ALL NEW CEILING FANS, LIGHT [...]**

- 3 beds
- 2 baths
- Residential
- Condominium
- Active
- 1325 sq ft



Call us now

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



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRU8245515

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/U8245515>

Basics

Unit Number: 9

Date added: Added 2 months ago

Type: Residential

Bathrooms: 2 baths

Floors: 2 floors

Lot size, sq ft: 53978 sq ft

UnitNumber: 9

SubdivisionName: ON TOP OF THE WORLD

ListAOR: mfrmls

Bathrooms Full: 2

Category: Condominium

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1325 sq ft

Year built: 1993

View: Water

ListOfficeName: DALTON WADE INC

Location Details

Township: 28

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Open Floorplan, Solid Surface Counters, Split Bedroom, Walk-In Closet(s), Window Treatments

Flooring: Luxury Vinyl

Patio And Porch Features: Covered, Front Porch, Patio

Pets Allowed: Yes

Roof: Shingle

Window Features: Window Treatments

View: Water

Sewer: Public Sewer

Heating: Central

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Ice Maker, Kitchen Reverse Osmosis System, Microwave, Refrigerator

Laundry Features: Inside, Laundry Room

Parking Features: Assigned

Exterior Features: Sidewalk, Storage

Security Features: Gated Community, Smoke Detector(s)

Utilities: Cable Connected, Electricity Connected, Public

Water Source: Public

Cooling: Central Air

Lot Features: Cul-De-Sac, In County, Landscaped, Sidewalk, Paved

Property Details

Subdivision Name: ON TOP OF THE WORLD

Levels: One

Direction Faces: West

Construction Materials: Block, Stucco

Property Condition: Completed

Parcel Number: 31-28-16-64126-070-0090

Property Attached YN: Yes

Foundation Details: Slab

Listing Terms: Cash, Other

Association Information



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Association YN: Yes

Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Maintenance, Pest Control, Private Road, Recreational Facilities, Sewer, Trash, Water

Community Features: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Tennis Courts

Association Fee Frequency:
Monthly

Association Amenities: Cable TV, Clubhouse, Elevator(s), Fitness Center, Gated, Golf Course, Laundry, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Sauna, Shuffleboard Court, Spa/Hot Tub, Storage, Tennis Court(s)

Fees&Taxes

Tax Year: 2023

Tax Annual Amount: \$893

Tax Legal Description: ON TOP OF THE WORLD UNIT 85 CONDO BLDG 70, UNIT 9

Tax Lot: 0090

Rooms



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Room type	Dimensions	Level	Length	Width
Bathroom 2	11x10	First	10	11
Bathroom 3	13x12	First	12	13
Primary Bedroom	12x12	First	12	12
Family Room	11x10	First	10	11
Kitchen	10x9	First	9	10
Living Room	13x12	First	12	13

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: Window Treatments

Utilities: Cable Connected, Electricity Connected, Public

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Ice Maker, Kitchen Reverse Osmosis System, Microwave, Refrigerator

GarageYN: No

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Tennis Courts

ExteriorFeatures: Sidewalk, Storage

Features: Ceiling Fans(s), Open Floorplan, Solid Surface Counters, Split Bedroom, Walk-In Closet(s), Window Treatments



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Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Assigned

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Condominium **Disclosures:** Condominium Disclosure Available, Seller Property Disclosure

Occupant Type: Owner **Showing Requirements:** Appointment Only, Call Before Showing, Call Listing Agent, Lock Box Coded, ShowingTime



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