

2291 AMERICUS BOULEVARD CLEARWATER FL 33763

https://candiscarmichael.com



2 bedroom 2 bath condo – 1325 sq. ft. Possible 3rd bedroom and/or office/den. Split floor plan. Laminated flooring throughout. Nice lake view.

- 2 beds
- 2 baths
- Residential
- Condo - Hotel
- Active
- 1325 sq ft



Courtesy of

**Listing Office:** FLAT FEE MLS REALTY  
**Status:** Active

**Office ID:** MFR261555850  
**MLS ID:** MFRTB8373825



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8373825>

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## Basics

**Unit Number:** 41

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 2 floors

**Lot size, sq ft:** 53978 sq ft

**UnitNumber:** 41

**SubdivisionName:** ON TOP OF THE WORLD

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condo - Hotel

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1325 sq ft

**Year built:** 1993

**View:** Water

**ListOfficeName:** FLAT FEE MLS REALTY

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## Location Details

**Township:** 28

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, L Dining, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Laminate

**Patio And Porch Features:** None

**Waterfront Features:** Lake Front

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Shutters, Thermal Windows

**Vegetation:** Mature Landscaping, Oak Trees, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Waterfront YN:** Yes

**Parking Features:** Assigned, Guest

**Exterior Features:** Lighting, Sidewalk, Sprinkler Metered, Storage

**Security Features:** Security Lights, Smoke Detector(s)

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Sewer Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Level, Near Public Transit, Sidewalk, Street Dead-End, Paved

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## Property Details

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

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 31-28-16-64126-070-0410

**Direction Faces:** West

**Construction Materials:** Block

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Cable TV, Elevator(s), Fitness Center, Golf Course, Pool, Shuffleboard Court, Tennis Court(s)

**Association Fee:** 549

**Association Fee Includes:** Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Recreational Facilities, Sewer, Trash, Water

**Community Features:** Fitness Center, Golf

## Fees&Taxes

**Tax Year:** 2024

**Tax Legal Description:** ON TOP OF THE WORLD UNIT 85 CONDO BLDG 70, UNIT 41

**Tax Annual Amount:** \$2,043

**Tax Lot:** 00

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x15	First	15	12
Kitchen	9x10	First	10	9
Living Room	12x18	First	18	12

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Security Lights, Smoke Detector(s)

**WindowFeatures:** Shutters, Thermal Windows

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Sewer Connected

**Amenities:** Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Fitness Center, Golf

**ExteriorFeatures:** Lighting, Sidewalk, Sprinkler Metered, Storage

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, L Dining, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Assigned, Guest

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Condominium

**Other Structures:** Tennis Court(s)

**Occupant Type:** Vacant

**Showing Requirements:** Appointment Only



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