

2292 AUSTRIAN LANE CLEARWATER FL 33763  
<https://candiscarmichael.com>



Bright & Spacious Condo in On Top of the World’s Newer West Side! Tucked away on the desirable newer west side of On Top of the World, this two-story building with an elevator offers the rare benefit of no upstairs neighbors for added peace and privacy. Step outside and enjoy two scenic waterfront walking trails, [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1210 sq ft



Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC  
**Status:** Active

**Office ID:** MFR260000779  
**MLS ID:** MFRTB8447120



**Call us now**  
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/TB8447120>

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## Basics

**Unit Number:** 26

**Date added:** Added 17 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Year built:** 1993

**SubdivisionName:** ON TOP OF THE WORLD

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1210 sq ft

**UnitNumber:** 26

**ListOfficeName:** CHARLES RUTENBERG REALTY  
INC

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## Location Details

**Township:** 28

**Road Surface Type:** Asphalt, Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Vaulted Ceiling(s), Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile, Vinyl

**Exterior Features:** Storage

**Window Features:** Blinds, Shutters

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

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

**Laundry Features:** Inside, Laundry Room

**Roof:** Other

**Utilities:** Electricity Available, Electricity Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Accessibility Features:** Grip-Accessible Features

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## Property Details

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

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 31-28-16-64125-069-0260

**Direction Faces:** East

**Construction Materials:** Block

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## Association Information

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Maintenance Structure, Maintenance Grounds, Recreational Facilities, Security, Sewer, Trash, Water

**Community Features:** Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf, Pool, Sidewalks, Tennis Court(s)

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$556

**Tax Legal Description:** ON TOP OF THE WORLD UNIT 84 CONDO BLDG 69, UNIT 26

**Tax Lot:** 0260



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## Rooms

| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Kitchen         | 7x13       | First | 13     | 7     |
| Living Room     | 16x19      | First | 19     | 16    |
| Primary Bedroom | 13x15      | First | 15     | 13    |
| Bedroom 2       | 11x14      | First | 14     | 11    |

## 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, Golf, Pool, Sidewalks, Tennis Court(s)

**ExteriorFeatures:** Storage

**Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Vaulted Ceiling(s), Walk-In Closet(s)

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds, Shutters

**Utilities:** Electricity Available, Electricity Connected

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

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central, Electric

**Roof:** Other



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## Miscellaneous

**Ownership:** Leasehold

**Occupant Type:**  
Owner

**Showing Requirements:** Call Before Showing, Call Listing Agent, No Lockbox, ShowingTime



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