

2295 AMERICUS BOULEVARD CLEARWATER FL 33763

https://candiscarmichael.com



Welcome to On Top of the World, Clearwater’s premier 55+ active community where lifestyle and convenience come together. This spacious 2 bedroom, 2 bath condo with a bonus den offers the perfect layout, giving you flexible space for a home office, guest room, or hobby area. Major updates have already been taken care of, including [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1370 sq ft



Courtesy of

**Listing Office:** KELLER WILLIAMS REALTY- PALM H  
**Status:** Active

**Office ID:** MFR260010721  
**MLS ID:** MFRTB8422004



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



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## Basics

**Unit Number:** 29

**Date added:** Added 2 months ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 148842 sq ft

**UnitNumber:** 29

**ListOfficeName:** KELLER WILLIAMS REALTY-  
PALM H

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1370 sq ft

**Year built:** 1988

**SubdivisionName:** ON TOP OF THE WORLD

**ListAOR:** mfrmls

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## Location Details

**Township:** 28

**Road Surface Type:** Paved

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## Property Features

**Interior Features:** Ceiling Fans(s), Solid Surface Counters, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

**Pets Allowed:** Size Limit, Yes

**Roof:** Other

**Water Source:** Public

**Cooling:** Central Air

**Appliances:** Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator

**Laundry Features:** Common Area

**Exterior Features:** Lighting

**Utilities:** Public

**Sewer:** Public Sewer

**Heating:** Central, Electric

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## Property Details



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

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 31-28-16-64111-073-0290

**Direction Faces:** Northwest

**Construction Materials:** Block

## Association Information

**Association YN:** Yes

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

**Community Features:** Association Recreation - Owned, Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool, Sidewalks, Tennis Court(s)

**Association Fee Frequency:** Monthly

**Association Amenities:** Clubhouse, Fitness Center, Gated, Golf Course, Maintenance, Pickleball Court(s), Pool, Shuffleboard Court, Tennis Court(s)

## Fees&Taxes

**Tax Year:** 2024

**Tax Legal Description:** ON TOP OF THE WORLD UNIT 72 CONDO BLDG 73, APT 29 "(WING ""E"" NE)"

**Tax Annual Amount:** \$2,914

## Rooms

| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Kitchen         | 12x16      | First | 16     | 12    |
| Living Room     | 15x18      | First | 18     | 15    |
| Primary Bedroom | 17x13      | First | 13     | 17    |

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool, Sidewalks, Tennis Court(s)

**Utilities:** Public

**Amenities:** Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting

**Features:** Ceiling Fans(s), Solid Surface Counters, Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central, Electric

**Roof:** Other

## Miscellaneous

**Ownership:** Condominium

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** 24 Hour Notice, Appointment Only, Call Listing Agent 2



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