

2393 HANOVER DRIVE DUNEDIN FL 34698

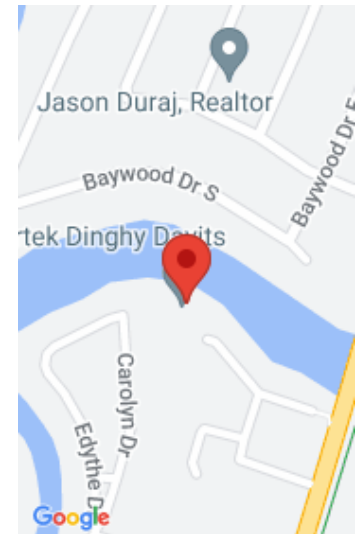
<https://candiscarmichael.com>



Back on market, no fault of seller! Discover the epitome of exclusive waterfront living at a rare and unparalleled price point with this exceptional Dunedin waterfront townhome, boasting a coveted deeded boat slip right in your backyard. Located in the back of the community, on a quiet cul- de-sac. Plenty of front & backyard greenspace [...]



- 2 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1686 sq ft



**Call us now**

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



---

## Courtesy of

**Listing Office:** COASTAL PROPERTIES GROUP INTERNATIONAL

**Status:** Active

**Office ID:** MFR260031031

**MLS ID:** MFRU8223137

---

## Description

**Virtual Tour:** <https://virtual-tour.aryeo.com/sites/ylaegkr/unbranded>

---

## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 months ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 3 floors

**Lot size, sq ft:** 1433 sq ft

**View:** Water

**ListOfficeName:** COASTAL PROPERTIES GROUP INTERNATIONAL

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1686 sq ft

**Year built:** 1992

**SubdivisionName:** CURLEW LANDINGS

**GarageSpaces:** 1

---

## Location Details

**Township:** 28

**Elementary School:** San Jose Elementary-PN

**High School:** Dunedin High-PN

**Road Surface Type:** Asphalt

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



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Property Features

**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Upstairs, Skylight(s), Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile, Wood

**Patio And Porch Features:** Covered, Enclosed, Front Porch, Patio, Rear Porch

**Spa YN:** Yes

**Waterfront YN:** Yes

**Fireplace YN:** Yes

**Parking Features:** Driveway, Garage Door Opener, Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Yes

**Roof:** Shingle

**Utilities:** BB/HS Internet Available, Electricity Connected, Fire Hydrant, Public, Street Lights, Water Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Flood Insurance Required, Flood Zone, City Limits, Landscaped, Near Golf Course, Near Marina, Near Public Transit, Sidewalk, Paved

**Appliances:** Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer

**Laundry Features:** Inside, Laundry Closet

**Pool Features:** Gunite, In Ground, Lighting, Outside Bath Access

**Spa Features:** Heated, In Ground

**Waterfront Features:** Bay/Harbor, Canal - Saltwater, Intracoastal Waterway

**Fireplace Features:** Family Room

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Balcony, Sidewalk, Tennis Court(s)

**Architectural Style:** Coastal

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Subdivision Name:** CURLEW LANDINGS

**Levels:** Three Or More

**Direction Faces:** South

**Construction Materials:** Block, Stucco, Wood Frame

**Property Condition:** Completed

**Parcel Number:** 15-28-15-20136-000-0780

**Property Attached YN:** Yes

**Foundation Details:** Slab

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

---

## Association Information

**Association YN:** Yes

**Association Fee:** 657

**Association Fee Frequency:** Monthly

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

**Association Amenities:** Pool, Tennis Court(s)

**Community Features:** Buyer Approval Required, Clubhouse, Deed Restrictions, Golf Carts OK, Pool, Sidewalks, Tennis Courts

---

## Fees&Taxes

**Tax Year:** 2022

**Tax Annual Amount:** \$4,049

**Tax Legal Description:** CURLEW LANDINGS UNIT 2 LOT 78 INCL BT SLIP 47

**Tax Lot:** 78

---

## Rooms



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Primary Bedroom	11x15	Third	15	11
Kitchen		Second		
Living Room	10x11	Second	11	10
Family Room	11x14	Second	14	11
Bedroom 2	11x13	Second	13	11
Bonus Room	21x16	First	16	21

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Spa Features:** Heated, In Ground

**ExteriorFeatures:** Balcony, Sidewalk, Tennis Court(s)

**Utilities:** BB/HS Internet Available, Electricity Connected, Fire Hydrant, Public, Street Lights, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Deed Restrictions, Golf Carts OK, Pool, Sidewalks, Tennis Courts

**PoolFeatures:** Gunite, In Ground, Lighting, Outside Bath Access

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, Family Room, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Skylight(s), Walk-In Closet(s), Window Treatments



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Building Details

**ArchitecturalStyle:** Coastal

**NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Block, Stucco, Wood Frame

**Roof:** Shingle

**Parking:** Driveway, Garage Door Opener, Oversized

---

## Miscellaneous

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

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



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE