

2395 HANOVER DR DUNEDIN FL 34698

https://candiscarmichael.com



THIS IS THE ONE DUNEDIN BOATERS AND WATERFRONT BUYERS WAIT FOR..... Tucked inside Curlew Landings, this updated 3-story waterfront townhome delivers the full coastal lifestyle package: DEEDED BOAT SLIP, 10,000 LB BOAT LIFT, water views from multiple levels, and easy access toward St. Joseph Sound and the Gulf..... Even better, the boat slip is located [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2086 sq ft



Courtesy of

Listing Office: RE/MAX ACTION FIRST OF FLORIDA
Status: Active

Office ID: MFR260031587
MLS ID: MFRTB8517365

Description



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



Virtual Tour:

<https://www.dropbox.com/scl/fi/w7cdzvo6690xnn0e7i3dz/2395-Hanover-Dr.mp4?rlkey=e78m8e7qqo6m2yprlpu9boz6i&st=qxz0t0ji&dl=0>

Basics

Bathrooms Full: 3

Category: Townhouse

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 1435 sq ft

View: Water

ListOfficeName: RE/MAX ACTION FIRST OF FLORIDA

ListAOR: mfrmls

Date added: Added 6 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 2086 sq ft

Year built: 1992

SubdivisionName: CURLEW LANDINGS

GarageSpaces: 1

Location Details

Township: 28

Road Responsibility: Private Maintained Road

Middle Or Junior School: Palm Harbor Middle-PN

Road Surface Type: Paved

Elementary School: San Jose Elementary-PN

High School: Dunedin High-PN

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Split Bedroom, Walk-In Closet(s)

Flooring: Ceramic Tile, Luxury Vinyl, Tile

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

Waterfront Features: Canal - Saltwater

Fireplace Features: Living Room, Wood Burning

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Balcony, French Doors, Sliding Doors

Utilities: Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Bar Fridge, Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Laundry Features: Electric Dryer Hookup, Inside, Laundry Closet, Washer Hookup

Waterfront YN: Yes

Fireplace YN: Yes

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

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Yes

Roof: Shingle

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: City Limits, Near Golf Course, Near Marina, Near Public Transit, Street Dead-End, Paved

Property Details

Subdivision Name: CURLEW LANDINGS

Levels: Three Or More

Direction Faces: Southwest

Construction Materials: Frame

Property Condition: Completed

Parcel Number: 15-28-15-20136-000-0770

Property Attached YN: Yes

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Association Information



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Association YN: Yes

Association Fee Frequency:
Monthly

Association Amenities: Pool,
Recreation Facilities, Spa/Hot Tub,
Tennis Court(s), Vehicle
Restrictions

Association Fee: 800

Association Fee Includes: Pool, Escrow Reserves Fund,
Internet, Maintenance Structure, Maintenance Grounds,
Private Road, Recreational Facilities, Sewer, Trash, Water

Community Features: Association Recreation - Owned,
Buyer Approval Required, Clubhouse, Deed Restrictions,
Pool, Tennis Court(s)

Fees&Taxes

Tax Year: 2025

Tax Legal Description: CURLEW LANDINGS UNIT 2 LOT 77
INCL BOAT SLIP 48

Tax Annual Amount: \$4,766

Tax Lot: 77

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	16x9	Second	9	16
Kitchen	16x10	Second	10	16
Dining Room	9x6	Second	6	9
Primary Bedroom	22x13	Third	13	22
Primary Bathroom	15x6	Third	6	15
Bedroom 2	16x10	Second	10	16
Bedroom 3	16x10	Second	10	16
Bathroom 2	8x6	Second	6	8
Bonus Room	25x20	First	20	25
Bathroom 3	10x7	First	7	10

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Pool, Tennis Court(s)

Utilities: Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

Amenities: Bar Fridge, Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

ExteriorFeatures: Balcony, French Doors, Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Split Bedroom, Walk-In Closet(s), Wood Burning

Building Details

NewConstructionYN: No

Exterior material: Frame

Parking: Driveway, Garage Door Opener, Guest, Oversized

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

Showing Requirements: Appointment Only, Lock Box Electronic-CBS Code Required, See Remarks, ShowingTime



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