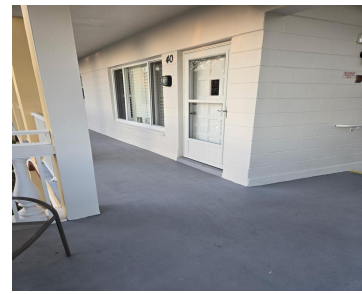


# 2430 FLORENTINE WAY CLEARWATER FL 33763

<https://candiscarmichael.com>



\$275,000

This beautiful remodeled 2-bedroom, 2-bath condo in Clearwater's premier 55+ community, On Top of the World, offers the perfect balance of modern upgrades and resort-style living. Step inside to an open-concept design with waterproof luxury vinyl flooring, fresh paint, recessed lighting, and stylish ceiling fans. A brand-new Trane HVAC system (installed August 2025) ensures comfort [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1400 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8469504



## Call us now

Phone: 727-888-3292

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



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THE STANDARD OF EXCELLENCE

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## Basics

**Unit Number:** 40

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 3 floors

**Year built:** 1974

**View:** Golf Course

**ListOfficeName:** CHARLES RUTENBERG REALTY  
INC

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1400 sq ft

**UnitNumber:** 40

**SubdivisionName:** ON TOP OF THE WORLD

**ListAOR:** mfrmls

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## Location Details

**Township:** 28

**Road Responsibility:** Private Maintained Road

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

**Road Surface Type:** Concrete

**Elementary School:** Leila G Davis  
Elementary-PN

**High School:** Countryside High-PN

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## Property Features



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**Interior Features:** Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Window Treatments

**Flooring:** Luxury Vinyl

**Patio And Porch Features:** Front Porch

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

**Roof:** Shingle

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Bar Fridge, Convection Oven, Dishwasher, Dryer, Electric Water Heater, Range, Refrigerator, Washer

**Laundry Features:** Common Area, Electric Dryer Hookup, Inside, Laundry Closet, Same Floor As Condo Unit, Washer Hookup

**Parking Features:** Guest

**Exterior Features:** Lighting, Private Entrance, Sidewalk

**Architectural Style:** Other

**View:** Golf Course

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** On Golf Course, Sidewalk, Paved, Unincorporated

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## Property Details

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

**Levels:** Three Or More

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 31-28-16-64030-041-0400

**Direction Faces:** West

**Construction Materials:** Block, Stucco

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## Association Information

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

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Gated Community - Guard, Gated Community - No Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Playground, Pool, Tennis Court(s), Street Lights



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$2,924

**Tax Legal Description:** On Top of The World UNIT 31 Condo  
BLDG 41, Apt 40

**Tax Lot:** 041

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	24x13	First	13	24
Family Room	22x9	First	9	22
Kitchen	13x9	First	9	13
Primary Bathroom		First		
Bathroom 2		First		
Primary Bedroom	15x14	First	14	15
Bedroom 2	12x13	First	13	12

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Gated Community - Guard, Gated Community - No Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Playground, Pool, Tennis Court(s), Street Lights

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

**Amenities:** Bar Fridge, Convection Oven, Dishwasher, Dryer, Electric Water Heater, Range, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Private Entrance, Sidewalk

**Features:** Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Window Treatments

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## Building Details

**ArchitecturalStyle:** Other

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Guest

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## Miscellaneous

**Ownership:** Condominium

**Other Equipment:** Private Entrance

**Occupant Type:** Owner

**Showing Requirements:** Call Listing Agent



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