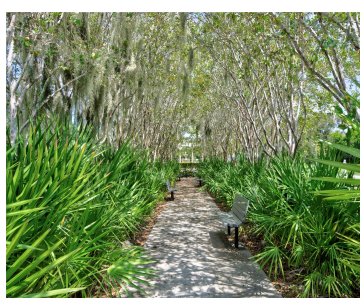


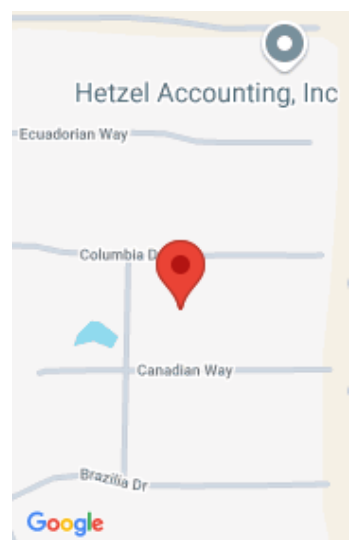
# 2450 CANADIAN WAY CLEARWATER FL 33763

<https://candiscarmichael.com>



Did you say Pickleball??? It's time for you to Make new friends & Experience the privileges of living in the renowned On Top of The World Community. Offering a secure and vibrant age-restricted environment, Low maintenance living and a fun beach lifestyle by owning this 1s t floor residence... Enjoy peace of mind with a [...]

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



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## Courtesy of

**Listing Office:** RE/MAX REALTEC GROUP INC

**Status:** Active

**Office ID:** MFR260000706

**MLS ID:** MFRTB8320580

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8320580>

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## Basics

**Unit Number:** 6

**Date added:** Added 3 weeks ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 3 floors

**Lot size, sq ft:** 0 sq ft

**UnitNumber:** 6

**SubdivisionName:** ON TOP OF THE WORLD

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

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

**Year built:** 1970

**View:** Garden, Tennis Court

**ListOfficeName:** RE/MAX REALTEC GROUP INC

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## Location Details

**Township:** 29

**Road Responsibility:** Private Maintained Road

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

**Road Surface Type:** Asphalt, Paved

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

**High School:** Dunedin High-PN



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## Property Features

**Interior Features:** Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat

**Flooring:** Carpet

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

**Parking Features:** Assigned, Ground Level, Guest, Off Street, Parking Pad

**Exterior Features:** Irrigation System, Lighting, Sidewalk

**Security Features:** Gated Community, Smoke Detector(s)

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Public, Sewer Connected, Street Lights, Water Connected

**View:** Garden, Tennis Court

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Horse Amenities:** None

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

**Laundry Features:** Inside, Laundry Closet

**Pool Features:** Child Safety Fence, Deck, Gunite, Heated, In Ground, Lap, Lighting, Outside Bath Access, Self Cleaning

**Pets Allowed:** Yes

**Roof:** Shingle

**Architectural Style:** Florida, Patio Home

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Lot Features:** Landscaped, Level, Near Golf Course, Near Public Transit, Sidewalk, Street One Way, Paved

---

## Property Details

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

**Levels:** One

**Foundation Details:** Block, Brick/Mortar, Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 06-29-16-64006-016-0060

**Direction Faces:** Southeast

**Construction Materials:** Cement Siding, Concrete

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

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

**Association Amenities:** Cable TV, Clubhouse, Elevator(s), Fitness Center, Gated, Golf Course, Park, Pickleball Court(s), Pool, Recreation Facilities, Security, Shuffleboard Court, Storage, Tennis Court(s), Trail(s)

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf, Park, Pool, Racquetball, Restaurant, Sidewalks, Tennis Courts

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$3,005

**Tax Legal Description:** ON TOP OF THE WORLD UNIT 10  
CONDO BLDG 16, APT 6 (WING "F" SW)

**Tax Lot:** 060

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## Rooms

Room type	Level
Living Room	First
Primary Bedroom	First
Kitchen	First
Bedroom 2	First

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Gated Community, Smoke Detector(s)

**ExteriorFeatures:** Irrigation System, Lighting, Sidewalk

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Public, Sewer Connected, Street Lights, Water Connected

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

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf, Park, Pool, Racquetball, Restaurant, Sidewalks, Tennis Courts

**PoolFeatures:** Child Safety Fence, Deck, Gunite, Heated, In Ground, Lap, Lighting, Outside Bath Access, Self Cleaning

**Features:** Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat

---

## Building Details

**ArchitecturalStyle:** Florida, Patio Home

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Cement Siding, Concrete

**Parking:** Assigned, Ground Level, Guest, Off-street, Parking Pad

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## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** Condominium Disclosure Available, HOA/PUD/Condo Disclosure, Lead Paint, Other Disclosures, Seller Property Disclosure

**Occupant Type:** Vacant **Showing Requirements:** Go Direct, Lockbox, See Remarks, ShowingTime



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