

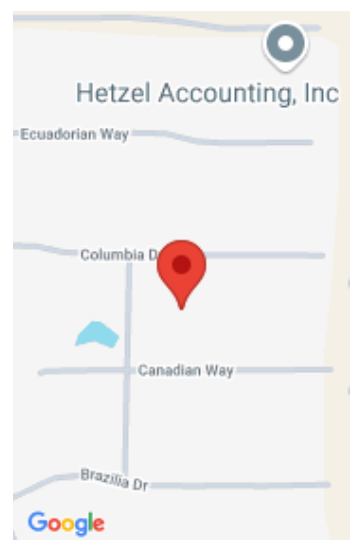
# 2450 CANADIAN WAY CLEARWATER FL 33763

<https://candiscarmichael.com>



REMODELED! BEST LOCATION - CLOSE TO AMENITIES AND A SHORT WALK TO THE POOL! Discover this spacious 1,400 sq. ft. second-floor condo, featuring 2 bedrooms and 2 bathrooms and a nice view. The kitchen boasts solid wood cabinetry, quartz countertops, quality appliances, and a built-in dry bar/coffee station. Additional updates include newer windows, solar shades, [...]

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



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Phone: 727-888-3292

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



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## Courtesy of

**Listing Office:** RE/MAX ACTION FIRST OF FLORIDA

**Status:** Active

**Office ID:** MFR260032162

**MLS ID:** MFRTB8303805

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8303805>

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## Basics

**Unit Number:** 28

**Date added:** Added 3 months ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 144667 sq ft

**UnitNumber:** 28

**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

**ListOfficeName:** RE/MAX ACTION FIRST OF FLORIDA

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## Location Details

**Township:** 29

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Window Treatments

**Flooring:** Vinyl

**Pool Private YN:** Yes

**Spa YN:** Yes

**Exterior Features:** Lighting, Sidewalk, Storage

**Utilities:** Electricity Connected, Water Connected

**View:** Garden

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Microwave, Range, Refrigerator

**Laundry Features:** Same Floor As Condo Unit

**Pool Features:** In Ground

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

**Roof:** Shingle

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

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## Property Details

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

**Levels:** One

**Foundation Details:** Slab

**Parcel Number:** 06-29-16-64006-016-0280

**Direction Faces:** East

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Management, Recreational Facilities, Security, Sewer, Trash, Water

**Association Fee Frequency:** Monthly

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

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## Fees&Taxes



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**Tax Year:** 2023

**Tax Annual Amount:**  
\$2,340

**Tax Legal Description:** ON TOP OF THE WORLD UNIT 10  
CONDO BLDG 16, APT 28 (WING "F" SW)

**Tax Lot:** 46

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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x15	First	15	14
Living Room	15x18	First	18	15
Kitchen	13x10	First	10	13

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** Yes

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

**PoolFeatures:** In Ground

**Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Window Treatments

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Sidewalk, Storage

**Utilities:** Electricity Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Microwave, Range, Refrigerator

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## Building Details



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**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, Go Direct, No Lockbox



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