

2452 BRAZILIA DRIVE CLEARWATER FL 33763

<https://candiscarmichael.com>



\$128,000



Welcome to this beautifully updated 2-bedroom, 1-bath corner unit in the desirable On Top of the World 55+ community in Clearwater. This condo offers modern upgrades throughout, including PGT Impact Windows (2024) that fill the home with natural light, new flooring for a fresh and cohesive look, and an updated kitchen designed with both style [...]

- 2 beds
- 1 bath
- Residential
- Condominium
- Active
- 1100 sq ft



Courtesy of

Listing Office: COLDWELL BANKER REALTY

Status: Active

Office ID: MFR260010123

MLS ID: MFRTB8447161



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8447161>

Basics

Unit Number: 34

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 1 bath

Floors: 3 floors

Year built: 1969

SubdivisionName: ON TOP OF THE WORLD

ListAOR: mfrmls

Bathrooms Full: 1

Category: Condominium

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1100 sq ft

UnitNumber: 34

ListOfficeName: COLDWELL BANKER REALTY

Location Details

Township: 29

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo

Flooring: Carpet, Luxury Vinyl, Tile

Parking Features: Assigned

Exterior Features: Storage

Window Features: Blinds

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Appliances: Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator

Laundry Features: Common Area, Corridor Access, Laundry Room, Same Floor As Condo Unit

Pets Allowed: Yes

Roof: Built-Up, Membrane, Shingle

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

Sewer: Public Sewer

Heating: Central, Electric

Property Details

Subdivision Name: ON TOP OF THE WORLD

Parcel Number: 06-29-16-64001-009-0340

Levels: One

Direction Faces: South

Foundation Details: Slab

Construction Materials: Block, Concrete, Stucco

Listing Terms: Cash, Conventional, Other

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee Includes: Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Recreational Facilities, Sewer, Trash, Water

Association Amenities: Fitness Center, Pickleball Court(s), Shuffleboard Court, Spa/Hot Tub, Storage

Community Features: Association Recreation - Lease, Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Golf, Tennis Court(s)

Fees&Taxes



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Tax Year: 2024

Tax Annual Amount: \$2,003

Tax Legal Description: ON TOP OF THE WORLD UNIT 5
CONDO BLDG 9, APT 34 "(WING ""A"")"

Tax Lot: 0340

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	13x24	First	24	13
Kitchen	11x9.5	First	9.5	11
Primary Bedroom	10x13	First	13	10
Bedroom 2	10x11	First	11	10
Florida Room	17x9	First	9	17

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Lease, Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Golf, Tennis Court(s)

ExteriorFeatures: Storage

Features: Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo

GarageYN: No

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds

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

Amenities: Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator



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Building Details

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Parking: Assigned

Heating: Central, Electric

Roof: Built-up, Membrane, Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

Showing Requirements: Supra Lock Box, Call Listing Agent, Lock Box Coded, Lock Box Electronic, ShowingTime



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