

2453 BRAZILIA DRIVE CLEARWATER FL 33763

https://candiscarmichael.com



One or more photo(s) has been virtually staged. You are literally On Top of The World in this 2 bedroom, 2 bath, 2nd floor 1100 sq ft condo. Amenities in this 55+ community that are included in your monthly fees are 2 golf courses, 2 activity centers, 2 swimming pools, tennis and pickleball courts, lawn [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1100 sq ft



Courtesy of

Listing Office: COLDWELL BANKER REALTY
Status: Active

Office ID: MFR260010123
MLS ID: MFRTB8450104



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



Description

Virtual Tour: <https://virtual-tour.aryeo.com/sites/eenrwbz/unbranded>

Basics

Unit Number: 47

Date added: Added 2 months ago

Type: Residential

Bathrooms: 2 baths

Floors: 3 floors

Lot size, sq ft: 137367 sq ft

UnitNumber: 47

SubdivisionName: ON TOP OF THE WORLD UNIT
3 CONDO BLDG #6 APT

ListAOR: mfrmls

Bathrooms Full: 2

Category: Condominium

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1100 sq ft

Year built: 1969

View: Garden, Park/Greenbelt, Trees/Woods

ListOfficeName: COLDWELL BANKER
REALTY

Location Details

Township: 29

Elementary School: McMullen-Booth Elementary-PN

High School: Countryside High-PN

Road Surface Type: Asphalt

Middle Or Junior School: Safety Harbor
Middle-PN

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Thermostat, Window Treatments

Flooring: Carpet, Ceramic Tile, Hardwood

Patio And Porch Features: Covered, Front Porch

Pool Features: In Ground

Parking Features: Assigned, Off Street, Open, Reserved

Exterior Features: Balcony, Garden, Outdoor Grill, Storage, Tennis Court(s)

Window Features: Shades

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

View: Garden, Park/Greenbelt, Trees/Woods

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Paved

Appliances: Built-In Oven, Cooktop, Electric Water Heater, Microwave, Refrigerator

Laundry Features: Inside, Laundry Closet

Pool Private YN: Yes

Spa YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Tile

Architectural Style: Other

Vegetation: Mature Landscaping, Oak Trees, Trees/Landscaped, Wooded

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: ON TOP OF THE WORLD UNIT 3 CONDO BLDG #6 APT **Parcel Number:** 06-29-16-63998-006-0470

Levels: One

Direction Faces: East

Construction Materials: Block

Property Attached YN: Yes

Foundation Details: Slab

Listing Terms: Cash, Conventional

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Elevator(s), Fitness Center, Golf Course, Park, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s)

Association Fee: 495

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

Community Features: Association Recreation - Owned, Buyer Approval Required, Dog Park, Fitness Center, Golf, Pool, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$417

Tax Legal Description: ON TOP OF THE WORLD UNIT 3 CONDO BLDG 6, APT 47 (WING "G")

Tax Lot: 0470

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	14x15	First	15	14
Kitchen	9x13	First	13	9
Primary Bedroom	14x15	First	15	14
Bathroom 2	12x13	First	13	12

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: Yes

CommunityFeatures: Association Recreation - Owned, Buyer Approval Required, Dog Park, Fitness Center, Golf, Pool, Sidewalks, Tennis Court(s), Street Lights

ExteriorFeatures: Balcony, Garden, Outdoor Grill, Storage, Tennis Court(s)

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

Amenities: Built-In Oven, Cooktop, Electric Water Heater, Microwave, Refrigerator

GarageYN: No

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Shades

PoolFeatures: In Ground

Features: Built-in Features, Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Thermostat, Window Treatments

Building Details

ArchitecturalStyle: Other

Heating: Central, Electric

Roof: Tile

NewConstructionYN: No

Exterior material: Block

Parking: Assigned, Off-street, Open, Reserved

Miscellaneous

Ownership: Condominium

Occupant Type: Vacant

Other Structures: Tennis Court(s) **Showing Requirements:** Call Listing Agent, No Lockbox



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