#### 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
- Residentia
- Condominium
- Activ
- 1100 sq ft



## **Courtesy of**

**Listing Office:** COLDWELL BANKER REALTY **Office ID:** MFR260010123

Status: Active MLS ID: MFRTB8450104



#### Call us now

Phone: 727-888-3292



# **Description**

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

### **Basics**

Unit Number: 47

Type: Residential Bedrooms: 2 beds

Bathrooms: 2 baths Half baths: 0 half baths

Floors: 3 floors Area, sq ft: 1100 sq ft

**Lot size, sq ft: 137367** sq ft **Year built:** 1969

UnitNumber: 47 View: Garden, Park/Greenbelt, Trees/Woods

SubdivisionName: ON TOP OF THE WORLD UNIT ListOfficeName: COLDWELL BANKER

3 CONDO BLDG #6 APT REALTY

## **Location Details**

ListAOR: mfrmls

Township: 29 Road Surface Type: Asphalt

Elementary School: McMullen-Booth Elementary-PN Middle Or Junior School: Safety Harbor

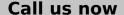
Middle-PN

**Bathrooms Full: 2** 

High School: Countryside High-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 Parcel Number: 06-29-16-63998-006-0470

3 CONDO BLDG #6 APT

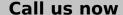
Levels: One Property Attached YN: Yes

**Direction Faces:** East **Foundation Details:** Slab

Construction Materials: Block Listing Terms: Cash, Conventional

#### **Association Information**





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**Association YN:** Yes **Association Fee:** 495

**Association Fee Frequency:** Monthly **Association Fee Includes:** Pool, Escrow Reserves

Fund, Maintenance Structure, Maintenance Grounds, Management, Recreational Facilities, Sewer, Trash,

Water

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

Tub, Tennis Court(s)

**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 Tax Lot: 0470

BLDG 6, APT 47 (WING "G")

#### 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**



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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, PoolFeatures: In Ground

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

Features: Built-in Features, Ceiling Fans(s), Living Room/Dining Room

Combo, Open Floorplan,

Thermostat, Window Treatments

## **Building Details**

**ArchitecturalStyle:** Other **NewConstructionYN:** No **Heating:** Central, Electric **Exterior material:** Block

Roof: Tile 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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