

# 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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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# 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

**Road Surface Type:** Asphalt

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

**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 Frequency:** Monthly

**Association Fee:** 495

**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  
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



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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, 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

**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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