

# 2453 KINGFISHER LANE CLEARWATER FL 33762

<https://candiscarmichael.com>



\$275,000



THIS UNIT DID NOT FLOOD!!! Welcome to Unit G202, a beautifully maintained second-floor 2-bedroom, 2-bath waterfront condominium in the highly sought-after Feather Sound community, offering tranquil pond views and added peace of mind as the unit did not experience flooding. This light-filled residence features a desirable split-bedroom floor plan with an open-concept living and dining [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1185 sq ft



## Courtesy of

**Listing Office:** SMITH & ASSOCIATES REAL ESTATE

**Status:** Active

**Office ID:** MFR260033129

**MLS ID:** MFRTB8502725



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Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8502725>

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## Basics

**Unit Number:** G202

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 2 floors

**Lot size, sq ft:** 44165 sq ft

**UnitNumber:** G202

**ListOfficeName:** SMITH & ASSOCIATES REAL ESTATE

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1185 sq ft

**Year built:** 1980

**SubdivisionName:** BORDEAUX VILLAGE

**ListAOR:** mfrmls

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## Location Details

**Township:** 30

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Kitchen/Family Room Combo, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Covered, Enclosed, Rear Porch, Screened

**Carport YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Inside, Laundry Closet

**Parking Features:** Covered, Guest

**Carport Spaces:** 1

**Exterior Features:** Balcony, Sidewalk, Sliding Doors, Storage

**Utilities:** Cable Available, Electricity Available, Phone Available, Public, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Landscaped, Near Golf Course, Sidewalk, Street Dead-End, Paved, Unincorporated

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## Property Details

**Subdivision Name:** BORDEAUX VILLAGE

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 02-30-16-10346-007-2020

**Direction Faces:** South

**Construction Materials:** Block, Stucco, Frame

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## Association Information

**Association YN:** Yes

**Association Fee Includes:** Escrow Reserves Fund, Maintenance Structure, Maintenance Grounds, Sewer, Trash, Water

**Association Fee Frequency:** Monthly

**Community Features:** Buyer Approval Required, Golf, Sidewalks, Special Community Restrictions

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$2,127

**Tax Legal Description:** BORDEAUX VILLAGE CONDO 2 PHASE I **Tax Lot:** 2020  
BLDG G, UNIT 202

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	14x16	First	16	14
Primary Bedroom	12x15	First	15	12
Kitchen	11x10	First	10	11
Bedroom 2	11x14	First	14	11

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Golf, Sidewalks, Special Community Restrictions

**Utilities:** Cable Available, Electricity Available, Phone Available, Public, Sewer Connected, Water Connected

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

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony, Sidewalk, Sliding Doors, Storage

**Features:** Ceiling Fans(s), Kitchen/Family Room Combo, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

## Building Details



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**NewConstructionYN:** No

**Exterior material:** Block, Frame, Stucco

**Parking:** Covered, Guest

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Condominium **Occupant Type:** Owner

**Other Structures:** Storage **Showing Requirements:** 24 Hour Notice, Appointment Only,  
Listing Agent Must Accompany



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