

2460 CANADIAN WAY CLEARWATER FL 33763

<https://candiscarmichael.com>



Welcome to your serene oasis in Clearwater, Florida, located at 2460 Canadian Way, Unit #40. This charming 2-bedroom, 2-bathroom condominium is part of the prestigious "On Top of the World" community, offering a vibrant and engaging lifestyle for its residents. As you step inside, you'll be greeted by a spacious living area with beautiful ceramic [...]

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Courtesy of

Listing Office: LPT REALTY, LLC.

Status: Active

Office ID: MFR260033918

MLS ID: MFRU8251277

Description

Virtual Tour:

https://www.zillow.com/view-imx/3c7f2283-053a-495f-b8f4-21c2d3001e25?setAttribution=mls&wl=true&initialViewType=pano&utm_source=dashboard

Basics

Unit Number: 40

Date added: Added 1 month ago

Type: Residential

Bathrooms: 2 baths

Floors: 3 floors

Lot size, sq ft: 147645 sq ft

UnitNumber: 40

ListOfficeName: LPT REALTY, LLC.

Bathrooms Full: 2

Category: Condominium

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1100 sq ft

Year built: 1971

SubdivisionName: ON TOP OF THE WORLD

ListAOR: mfrmls

Location Details

Township: 29

Elementary School: Highland Lakes Elementary-PN

High School: Palm Harbor Univ High-PN

Road Surface Type: Paved

Middle Or Junior School: Carwise Middle-PN

Property Features



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Interior Features: Living Room/Dining Room Combo, Window Treatments

Flooring: Carpet, Ceramic Tile

Parking Features: Assigned

Exterior Features: Dog Run, Irrigation System, Lighting, Rain Gutters, Sidewalk, Storage

Roof: Shingle

Window Features: Rods, Thermal Windows, Window Treatments

Utilities: Cable Available, Private, Public, Street Lights

Water Source: Private

Cooling: Central Air

Lot Features: Sidewalk, Street Dead-End, Paved, Private, Unincorporated

Appliances: Built-In Oven, Cooktop, Dishwasher, Electric Water Heater, Exhaust Fan, Refrigerator

Laundry Features: Laundry Room, Outside

Pets Allowed: Breed Restrictions, Number Limit

Fencing: Fenced

Security Features: Gated Community

Architectural Style: Other

Vegetation: Mature Landscaping, Oak Trees, Trees/Landscaped

Sewer: Private Sewer

Heating: Electric

Property Details

Subdivision Name: ON TOP OF THE WORLD

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 06-29-16-64010-017-0400

Direction Faces: East

Construction Materials: Block

Association Information



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Association YN: Yes

Association Fee Includes: Guard - 24 Hour, Pool, Maintenance Structure, Maintenance Grounds, Maintenance, Private Road, Recreational Facilities, Security, Sewer, Trash, Water

Community Features: Association Recreation - Owned, Buyer Approval Required, Deed Restrictions, Fitness Center, Golf, Irrigation-Reclaimed Water, Pool, Sidewalks

Association Fee Frequency:
Monthly

Association Amenities: Cable TV, Clubhouse, Elevator(s), Fitness Center, Golf Course, Laundry, Maintenance, Pool, Recreation Facilities, Security, Spa/Hot Tub, Storage, Vehicle Restrictions

Fees&Taxes

Tax Year: 2023

Tax Legal Description: ON TOP OF THE WORLD UNIT 13 CONDO BLDG 17, APT 40 (WING "A" E)

Tax Annual Amount: \$2,009

Tax Lot: 0400

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	13.11x17.7	First	17.7	13.11
Dining Room	11.9x6.11	First	6.11	11.9
Kitchen	11.9x9.3	First	9.3	11.9
Primary Bedroom	10.6x13.11	First	13.11	10.6
Primary Bathroom	4.9x7.1	First	7.1	4.9
Bedroom 2	10.6x12.2	First	12.2	10.6
Bathroom 2	7x5.1	First	5.1	7

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

Security Features: Gated Community

WindowFeatures: Rods, Thermal Windows, Window Treatments

Utilities: Cable Available, Private, Public, Street Lights

Amenities: Built-In Oven, Cooktop, Dishwasher, Electric Water Heater, Exhaust Fan, Refrigerator

GarageYN: No

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Association Recreation - Owned, Buyer Approval Required, Deed Restrictions, Fitness Center, Golf, Irrigation-Reclaimed Water, Pool, Sidewalks

ExteriorFeatures: Dog Run, Irrigation System, Lighting, Rain Gutters, Sidewalk, Storage

Features: Living Room/Dining Room Combo, Window Treatments



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Building Details

ArchitecturalStyle: Other

Heating: Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block

Parking: Assigned

Miscellaneous

Ownership: Condominium

Occupant Type: Owner

Showing Requirements: Appointment Only, Call Listing Agent 2, Contact Call Center, Lock Box Electronic-CBS Code Required, See Remarks

Disclosures: HOA/PUD/Condo Disclosure, Lead Paint, Seller Property Disclosure

Other Structures: Kennel/Dog Run



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