

# 2460 CANADIAN WAY CLEARWATER FL 33763

<https://candiscarmichael.com>



Beautiful, fully furnished, first-floor condo in the vibrant, active lifestyle community of On Top of the World. This two-bedroom, two-bath gem features wood-look laminate flooring throughout its living spaces and bedrooms. The kitchen boasts wood cabinets, under-mount lighting, matching appliances, and a spacious pantry nearby. Adjacent is a bright Florida room with a utility closet, [...]

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



## Courtesy of

**Listing Office:** RE/MAX ACTION FIRST OF FLORIDA

**Status:** Active

**Office ID:** MFR260031587

**MLS ID:** MFRTB8467631



### Call us now

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/TB8467631>

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## Basics

**Unit Number:** 22

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 3 floors

**Lot size, sq ft:** 129663 sq ft

**UnitNumber:** 22

**ListOfficeName:** RE/MAX ACTION FIRST OF FLORIDA

**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

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## Location Details

**Township:** 29

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Living Room/Dining Room Combo, Solid Surface Counters, Split Bedroom, Thermostat

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Flooring:** Ceramic Tile, Laminate, Linoleum, Tile

**Laundry Features:** Inside, Laundry Closet

**Pets Allowed:** Yes

**Exterior Features:** Sidewalk, Sprinkler Metered

**Roof:** Other

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

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central, Electric

**Furnished:** Furnished

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## Property Details

**Subdivision Name:** ON TOP OF THE WORLD

**Parcel Number:** 06-29-16-64010-017-0220

**Levels:** One

**Direction Faces:** Southwest

**Foundation Details:** Slab

**Construction Materials:** Concrete, Stucco, Frame

**Listing Terms:** Cash, Conventional

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## Association Information

**Association Fee Includes:** Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Maintenance, Pest Control, Recreational Facilities, Security, Sewer, Trash, Water

**Association Amenities:** Cable TV, Clubhouse, Elevator(s), Fitness Center, Golf Course, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Shuffleboard Court, Storage, Tennis Court(s)

**Community Features:** Association Recreation - Lease, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Irrigation-Reclaimed Water, Pool, Sidewalks, Tennis Court(s), Street Lights



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## Fees&Taxes

Tax Year: 2024

Tax Annual Amount:  
\$2,305

Tax Legal Description: ON TOP OF THE WORLD UNIT 13  
CONDO BLDG 17, APT 22 "(WING ""A"" E)"

Tax Lot: 220

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	17x13	First	13	17
Dining Room	8x8	First	8	8
Kitchen	10x9	First	9	10
Primary Bedroom	13x10	First	10	13
Bedroom 2	12x10	First	10	12
Florida Room	17x9	First	9	17

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Lease, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Irrigation-Reclaimed Water, Pool, Sidewalks, Tennis Court(s), Street Lights

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

**Amenities:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk, Sprinkler Metered

**Features:** Living Room/Dining Room Combo, Solid Surface Counters, Split Bedroom, Thermostat

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Concrete, Frame, Stucco

**Heating:** Central, Electric

**Roof:** Other

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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:**  
Owner

**Showing Requirements:** Supra Lock Box, Appointment Only, Call Listing Agent



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