

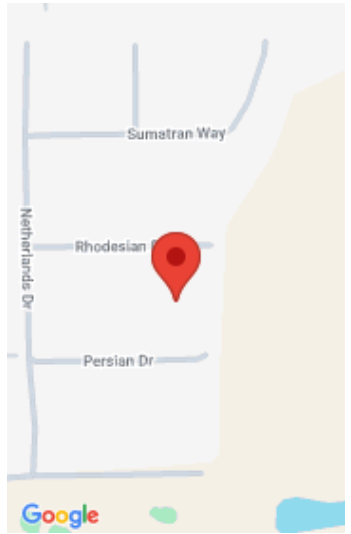
# 2460 PERSIAN DRIVE CLEARWATER FL 33763

<https://candiscarmichael.com>



Welcome to this beautiful and meticulously maintained 2 bedroom/2 bathroom condo, situated on the second floor of a charming building nestled on a tranquil, tree-lined street. As you step inside, you'll immediately notice the care and attention to detail evident throughout the home. The interior boasts a tasteful decor, creating a warm and inviting ambiance [...]

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



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



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## Courtesy of

**Listing Office:** KELLER WILLIAMS REALTY- PALM H

**Status:** Active

**Office ID:** MFR260010721

**MLS ID:** MFRU8255297

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/U8255297>

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## Basics

**Unit Number:** 44

**Date added:** Added 5 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 0 sq ft

**UnitNumber:** 44

**ListOfficeName:** KELLER WILLIAMS REALTY-  
PALM H

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1100 sq ft

**Year built:** 1980

**SubdivisionName:** ON TOP OF THE WORLD

**ListAOR:** mfrmls

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## Location Details

**Township:** 28

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Eat-in Kitchen, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile, Linoleum

**Pool Private YN:** Yes

**Pets Allowed:** Breed Restrictions, Cats OK, Dogs OK, Number Limit

**Roof:** Other

**Water Source:** None

**Cooling:** Central Air

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

**Laundry Features:** Common Area, Corridor Access

**Pool Features:** In Ground

**Exterior Features:** Dog Run, Garden, Irrigation System, Lighting, Private Mailbox, Sidewalk

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

**Sewer:** Public Sewer

**Heating:** Central, Electric

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## Property Details

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

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 31-28-16-64076-055-0440

**Direction Faces:** East

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 518

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Escrow Reserves Fund, Insurance, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Private Road, Recreational Facilities, Security, Sewer, Trash, Water

**Community Features:** Association Recreation - Lease, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Handicap Modified, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Tennis Courts



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## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:** \$2,030

**Tax Legal Description:** ON TOP OF THE WORLD UNIT 54  
CONDO BLDG 55, APT 44 (WING "A" SE)

**Tax Lot:** 0440

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	20x25	First	25	20
Kitchen	10x13	First	13	10
Primary Bedroom	15x12	First	12	15
Primary Bathroom	10x8	First	8	10
Bedroom 2	10x13	First	13	10
Bathroom 2	10x8	First	8	10
Florida Room	20x15	First	15	20

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** Yes

**CommunityFeatures:** Association Recreation - Lease, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Handicap Modified, Irrigation-Reclaimed Water, Pool, Sidewalks, Special Community Restrictions, Tennis Courts

**PoolFeatures:** In Ground

**Features:** Eat-in Kitchen, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s)

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Dog Run, Garden, Irrigation System, Lighting, Private Mailbox, Sidewalk

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

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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central, Electric

**Roof:** Other

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## Miscellaneous

**Ownership:** Leasehold

**Disclosures:** Condominium Disclosure Available, Seller Property Disclosure

**Occupant Type:** Vacant

**Showing Requirements:** Go Direct, Lock Box Electronic, ShowingTime



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