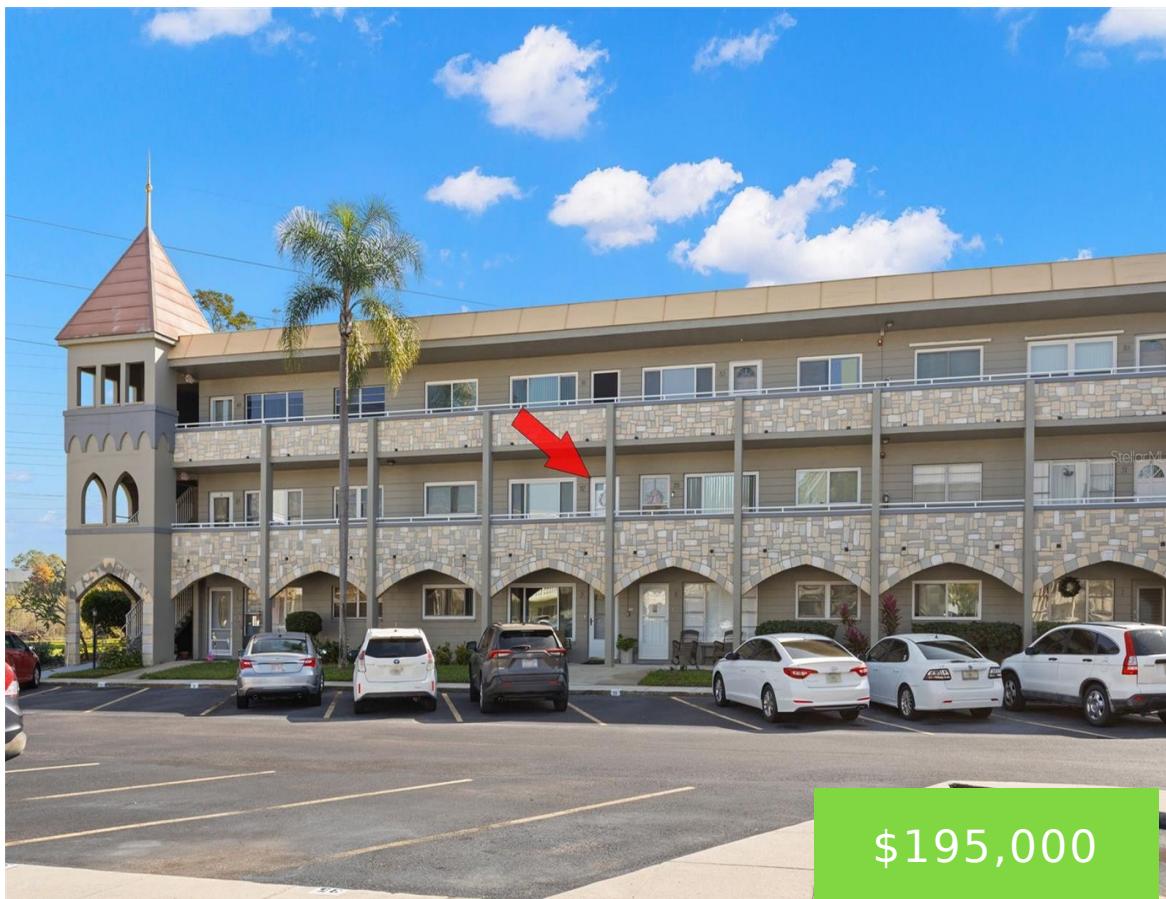


2461 CANADIAN WAY CLEARWATER FL 33763

<https://candiscarmichael.com>



Welcome home to this charming second-floor 2-bedroom, 2-bath condo located in the vibrant 55+ community of On Top of the World. As you step through the front door, you're greeted by a light and bright living and dining area, enhanced by neutral-tone laminate wood flooring that creates an open, inviting feel. The space features a [...]

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



Courtesy of

Listing Office: KELLER WILLIAMS REALTY- PALM H

Status: Active

Office ID: MFR260010721

MLS ID: MFRTB8451439



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8451439>

Basics

Unit Number: 27

Date added: Added 2 months ago

Type: Residential

Bathrooms: 2 baths

Floors: 3 floors

Lot size, sq ft: 0 sq ft

UnitNumber: 27

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: 1969

SubdivisionName: ON TOP OF THE WORLD

ListAOR: mfrmls

Location Details

Township: 29

Road Surface Type: Asphalt

Property Features

Interior Features: Ceiling Fans(s)

Flooring: Laminate

Parking Features: Assigned, Guest

Exterior Features: Sidewalk

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Central

Appliances: Dishwasher, Microwave, Range, Refrigerator

Laundry Features: None

Pets Allowed: Yes

Roof: Built-Up

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished



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Property Details

Subdivision Name: ON TOP OF THE WORLD
Levels: One
Foundation Details: Slab
Listing Terms: Cash, Conventional

Parcel Number: 06-29-16-64002-008-0270
Direction Faces: West
Construction Materials: Brick

Association Information

Association Fee Includes: Cable TV, Pool, Escrow Reserves Fund, Internet, Maintenance Structure, Maintenance Grounds, Recreational Facilities, Sewer, Trash, Water

Association Amenities: Clubhouse, Fitness Center, Golf Course, Pool, Shuffleboard Court, Tennis Court(s), Vehicle Restrictions

Community Features: Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Golf, Pool, Sidewalks, Tennis Court(s)

Fees & Taxes

Tax Year: 2024

Tax Annual Amount:
\$2,069

Tax Legal Description: ON TOP OF THE WORLD UNIT 6 CONDO **Tax Lot:** 00 BLDG 8, APT 27 "(WING ""B""")"

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	10.8x13.3	First	13.3	10.8
Kitchen	11x10	First	10	11
Living Room	13.6x17.8	First	17.8	13.6

Amenities & Features

Waterfront available: No

GarageYN: No

AttachedGarageYN: No

FireplaceYN: No

PoolPrivateYN: No

Cooling: Central Air

CommunityFeatures: Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Golf, Pool, Sidewalks, Tennis Court(s)

ExteriorFeatures: Sidewalk

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Features: Ceiling Fans(s)

Amenities: Dishwasher, Microwave, Range, Refrigerator

Building Details

NewConstructionYN: No

Heating: Central

Exterior material: Brick

Roof: Built-up

Parking: Assigned, Guest

Miscellaneous



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Ownership: Condominium

Occupant Type:
Owner

Showing Requirements: Appointment Only, See Remarks,
ShowingTime



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