

2461 CANADIAN WAY CLEARWATER FL 33763

<https://candiscarmichael.com>



\$195,000

Welcome home to highly sought after location in On Top Of The World tucked away behind the community center, pool, and pickleball / tennis courts. This charming and coastal inspired second-floor 2-bedroom, 2-bath condo located in the vibrant 55+ community. As you step through the front door, you're greeted by a light and bright living [...]

- 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



Call us now

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 4 hours 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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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 BLDG 8, APT 27 "(WING ""B"")" **Tax Lot:** 00

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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

AttachedGarageYN: No

PoolPrivateYN: No

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

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

Amenities: Dishwasher, Microwave, Range, Refrigerator

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sidewalk

Features: Ceiling Fans(s)

Building Details

NewConstructionYN: No

Exterior material: Brick

Parking: Assigned, Guest

Heating: Central

Roof: Built-up

Miscellaneous



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Ownership: Condominium

Occupant Type:
Owner

Showing Requirements: Appointment Only, See Remarks,
ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE