

# 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



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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/TB8451439>

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## 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

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## Location Details

**Township:** 29

**Road Surface Type:** Asphalt

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## 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

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## 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)

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## 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

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## 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

**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



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**Ownership:** Condominium

**Occupant Type:**  
Owner

**Showing Requirements:** Appointment Only, See Remarks,  
ShowingTime



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