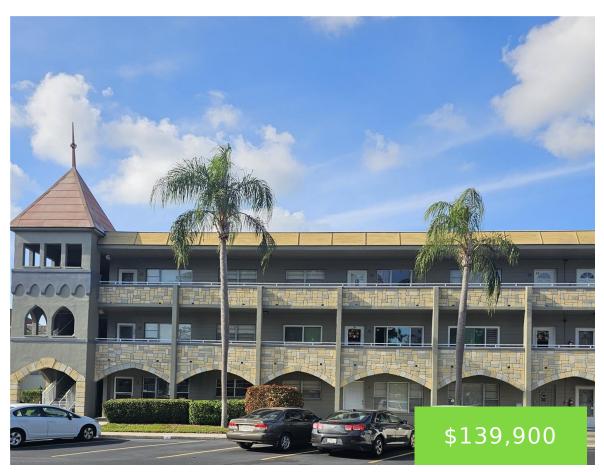
#### 2462 BRAZILIA DRIVE CLEARWATER FL 33763

https://candiscarmichael.com









Welcome to On Top of the World, Clearwater's premier 55+ community! This beautifully maintained 2-bedroom, 1-bath condo offers a spacious open floor plan filled with natural light. The kitchen features ample cabinetry and counter space, while the living and dining areas flow seamlessly for easy entertaining. The primary suite includes a private bath and generous [...]

- 2 beds
- 1 bath
- Residentia
- Condominium
- Activ
- 1100 sq ft



### **Courtesy of**

**Listing Office:** DALTON WADE INC **Office ID:** MFR260031661

Status: Active MLS ID: MFRTB8451541



#### Call us now

Phone: 727-888-3292



# **Description**

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/TB8451541

#### **Basics**

Unit Number: 42 Bathrooms Full: 1

Type: Residential Bedrooms: 2 beds

Bathrooms: 1 bath Half baths: 0 half baths

Floors: 1 floor Area, sq ft: 1100 sq ft

**Lot size, sq ft: 149164** sq ft **Year built:** 1969

UnitNumber: 42 SubdivisionName: ON TOP OF THE WORLD

**ListOfficeName:** DALTON WADE INC **ListAOR:** mfrmls

#### **Location Details**

Township: 29 Road Surface Type: Asphalt

Elementary School: McMullen-Booth Elementary-PN Middle Or Junior School: Safety Harbor

Middle-PN

**High School:** Countryside High-PN

# **Property Features**





Phone: 727-888-3292



Room Combo, Window Treatments

Flooring: Carpet, Laminate

Pets Allowed: Yes

**Roof:** Built-Up

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Interior Features: Living Room/Dining Appliances: Convection Oven, Dishwasher, Electric

Water Heater, Microwave, Refrigerator

Laundry Features: Same Floor As Condo Unit

Exterior Features: Sidewalk, Storage

Utilities: Cable Connected, Electricity Connected, Fire Hydrant, Public, Underground Utilities, Water Connected

Sewer: Public Sewer

**Heating:** Electric

## **Property Details**

Subdivision Name: ON TOP OF THE WORLD Parcel Number: 06-29-16-64002-008-0420

Levels: One **Direction Faces:** Southeast

Foundation Details: Slab Construction Materials: Block

#### **Association Information**

**Association YN:** Yes **Association Fee Frequency:** Monthly

Association Fee Includes: Cable TV, Internet, Maintenance Structure,

Facilities, Sewer, Water

**Community Features:** Association Recreation -Lease, Buyer Approval Required, Clubhouse, Dog Maintenance Grounds, Pool, Recreational Park, Gated Community - Guard, Golf, Park, Pool,

Sidewalks, Tennis Court(s), Street Lights

### Fees&Taxes

**Tax Year: 2024** Tax Annual Amount:

\$1,880

Tax Legal Description: ON TOP OF THE WORLD UNIT 6 CONDO Tax Lot: 0420

BLDG 8, APT 42 "(WING ""G"" WEST)"

#### Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	18x24	First	24	18
Dining Room	12x8	First	8	12
Kitchen	11x9	First	9	11
Florida Room	23x10	First	10	23
Primary Bedroom	14x11	First	11	14
Bedroom 2	12x11	First	11	12

#### **Amenities & Features**

Waterfront available: No GarageYN: No

AttachedGarageYN: No FireplaceYN: No

PoolPrivateYN: No Cooling: Central Air

ExteriorFeatures: Sidewalk, **CommunityFeatures:** Association Recreation - Lease, Buyer Approval Required, Clubhouse, Dog Park, Gated Community -Storage

Guard, Golf, Park, Pool, Sidewalks, Tennis Court(s), Street Lights

**Utilities:** Cable Connected, Electricity Connected, Fire Hydrant, Public, Underground Utilities, Water Connected

Amenities: Convection Oven, Dishwasher, Electric Water

Heater, Microwave, Refrigerator

Features: Living Room/Dining

Room Combo, Window

Treatments

# **Building Details**





Phone: 727-888-3292



NewConstructionYN: NoHeating: ElectricExterior material: BlockRoof: Built-up

## **Miscellaneous**

Ownership: Condominium Occupant Type: Owner

**Showing Requirements:** Call Listing Agent





Phone: 727-888-3292

