

2463 BRAZILIA DRIVE CLEARWATER FL 33763

https://candiscarmichael.com



\$140,000



Welcome to 2463 Brazilia Drive, a bright and comfortable 2-bedroom, 1-bath condo in Clearwater’s desirable 55+ On Top of the World community. The 1,100-square-foot layout offers generous living and dining areas that open to an enclosed Florida room, perfect for an office, hobby space, or quiet reading nook. Large windows fill the home with natural [...]

- 2 beds
- 1 bath
- Residential
- Condominium
- Active
- 1100 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC
Status: Active

Office ID: MFR260000779
MLS ID: MFRTB8429095

Description



Call us now
Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Unit Number: 39

Date added: Added 2 months ago

Type: Residential

Bathrooms: 1 bath

Floors: 2 floors

Lot size, sq ft: 0 sq ft

UnitNumber: 39

ListOfficeName: CHARLES RUTENBERG REALTY
INC

Bathrooms Full: 1

Category: Condominium

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1100 sq ft

Year built: 1970

SubdivisionName: ON TOP OF THE WORLD

ListAOR: mfrmls

Location Details

Township: 29

Road Surface Type: Asphalt

Road Responsibility: Public Maintained Road

Property Features

Interior Features: Ceiling Fans(s),
Thermostat

Flooring: Ceramic Tile

Pets Allowed: Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Appliances: Cooktop, Dishwasher, Disposal,
Refrigerator

Laundry Features: Common Area

Exterior Features: Sidewalk

Utilities: BB/HS Internet Available, Public

Sewer: Public Sewer

Heating: Central

Property Details



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Subdivision Name: ON TOP OF THE WORLD

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 06-29-16-64003-007-0390

Direction Faces: South

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Includes:

Cable TV, Pool, Internet,
Maintenance Structure,
Maintenance Grounds,
Management

Community Features: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Irrigation-Reclaimed Water, Pool, Racquetball, Sidewalks, Tennis Court(s)

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$132

Tax Legal Description: ON TOP OF THE WORLD UNIT 7 CONDO
BLDG 7, APT 39 "(WING ""A"")"

Tax Lot: 390

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	18x14	First	14	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

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Irrigation-Reclaimed Water, Pool, Racquetball, Sidewalks, Tennis Court(s)

Utilities: BB/HS Internet Available, Public

Amenities: Cooktop, Dishwasher, Disposal, Refrigerator

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sidewalk

Features: Ceiling Fans(s), Thermostat

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Shingle



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Miscellaneous

Ownership: Condominium

Occupant Type: Vacant

Showing Requirements: Combination Lock Box



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