

# 2600 PAULA DRIVE DUNEDIN FL 34698

<https://candiscarmichael.com>



Must see this 2 bedroom/1 bathroom Villa in the heart of Dunedin with over 20 feet of waterfront views! Have your morning coffee while sitting on the covered back patio and watching the Dolphins! Relax by the heated Pool! Home currently used as a 1 bedroom with two living areas, but can also be a [...]

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



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8493356



### Call us now

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/TB8493356>

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## Basics

**Unit Number:** 12D

**Date added:** Added 21 hours ago

**Type:** Residential

**Bathrooms:** 1 bath

**Floors:** 1 floor

**Lot size, sq ft:** 1002 sq ft

**UnitNumber:** 12D

**SubdivisionName:** DUNEDIN CSWY CENTER

**Bathrooms Full:** 1

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 625 sq ft

**Year built:** 1970

**View:** Water

**ListOfficeName:** CHARLES RUTENBERG REALTY  
INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 28

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Primary Bedroom Main Floor, Thermostat

**Flooring:** Ceramic Tile

**Waterfront YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**View:** Water

**Sewer:** Public Sewer

**Heating:** Electric

**Appliances:** Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator

**Laundry Features:** Common Area

**Waterfront Features:** Bay/Harbor

**Exterior Features:** Private Entrance, Storage

**Utilities:** Electricity Connected, Public, Sewer Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

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## Property Details

**Subdivision Name:** DUNEDIN CSWY CENTER

**Levels:** One

**Foundation Details:** Slab

**Parcel Number:** 15-28-15-23166-002-0412

**Direction Faces:** East

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Semi-Annually

**Association Amenities:** Laundry, Pool

**Association Fee:** 900

**Association Fee Includes:** Pool, Escrow Reserves Fund, Insurance, Sewer, Trash, Water

**Community Features:** Pool

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:**  
\$4,645

**Tax Legal Description:** DUNEDIN CAUSEWAY CENTER BLK B, PART OF LOT 4 (AKA APT 12D) DESC FROM SW COR OF LOT SD LOT 4 TH S79D03'58"E 15.14FT TH N18D47'23"E 116.67FT FOR POB TH N18D47'58"E 27.84FT TH S71D29'E 43.22FT TH S18D31'W 17.17FT TH N71D29'W 16.33FT TH S18D31'W 5.33FT TH N71D29'W 8.33FT TH S18D31'W 5.33FT TH N71D29'W 18.68FT TO POB TOGETHER WITH THE USE OF PARKING SPACE 12

**Tax Lot:** 4

## Rooms

Room type	Level
Primary Bedroom	First
Bedroom 2	First
Living Room	First
Kitchen	First

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Pool

**Utilities:** Electricity Connected, Public, Sewer Connected

**Amenities:** Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Private Entrance, Storage

**Features:** Primary Bedroom Main Floor, Thermostat



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Electric

**Roof:** Tile

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Private Entrance

**Showing Requirements:** Call Listing Agent

**Occupant Type:** Owner

**Other Structures:** Shed(s)



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