

# 2601 MARIO WAY CLEARWATER FL 33761

<https://candiscarmichael.com>



www.DiGiovanniHomes.com



Under Construction. Location! Location! Fabulous Countryside location! Brand new construction presented by premier builder DiGiovanni Homes! Luxury living in the heart of the Countryside area of Clearwater. Prime location! Be the first to live in this magnificent VILLA in the new, gated community of Summerset Villas. Low HOA, community pool, pet friendly and not in [...]

- 3 beds
- 3 baths
- Residential
- Villa
- Active
- 1966 sq ft



## Courtesy of

**Listing Office:** RE/MAX REALTEC GROUP INC

**Status:** Active

**Office ID:** MFR260000706

**MLS ID:** MFRTB8500773



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Phone: 727-888-3292  
 Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 months ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 1966 sq ft

**Year built:** 2025

**ListOfficeName:** RE/MAX REALTEC GROUP INC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Villa

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 1360 sq ft

**SubdivisionName:** SUMMERSET VILLAS

**GarageSpaces:** 2

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## Location Details

**Township:** 28

**Road Responsibility:** Private Maintained Road

**Middle Or Junior School:** Safety Harbor  
Middle-PN

**Road Surface Type:** Paved

**Elementary School:** Leila G Davis  
Elementary-PN

**High School:** Countryside High-PN

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## Property Features



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**Interior Features:** High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

**Flooring:** Carpet, Tile, Vinyl

**Patio And Porch Features:** Covered, Patio

**Parking Features:** Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Storm Window(s)

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Public, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Gas Water Heater, Microwave, Range, Tankless Water Heater

**Laundry Features:** Inside, Laundry Room

**Pool Features:** In Ground

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk, Sliding Doors

**Security Features:** Smoke Detector(s)

**Architectural Style:** Florida

**Vegetation:** Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Landscaped, Sidewalk, Paved, Private

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## Property Details

**Subdivision Name:** SUMMERSET VILLAS

**Levels:** One

**Direction Faces:** South

**Builder Name:** DiGiovanni Homes LLC

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 30-28-16-86050-000-0350

**Property Attached YN:** Yes

**New Construction YN:** Yes

**Builder Model:** The Pelican

**Construction Materials:** Block, Stucco

**Property Condition:** Under Construction

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## Association Information



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**Association YN:** Yes

**Association Fee:** 199

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Common Area Taxes, Pool, Escrow Reserves Fund, Maintenance Grounds, Private Road

**Association Amenities:** Gated, Pool

**Community Features:** Deed Restrictions, Gated Community - No Guard, Pool, Sidewalks, Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$1,170

**Tax Legal Description:** SUMMERSET VILLAS LOT 35

**Tax Lot:** 35

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## Rooms

Room type	Dimensions	Level	Length	Width
Great Room	15.4x16.4	First	16.4	15.4
Kitchen	9.5x15	First	15	9.5
Primary Bedroom	15.4x14.1	First	14.1	15.4
Bedroom 2	11.1x10.1	Second	10.1	11.1
Bedroom 3	12x10.1	Second	10.1	12
Bedroom 4	12x12	Second	12	12

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**WindowFeatures:** Storm Window(s)

**PoolFeatures:** In Ground

**Features:** High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Deed Restrictions, Gated Community - No Guard, Pool, Sidewalks, Street Lights

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Public, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Gas Water Heater, Microwave, Range, Tankless Water Heater

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## Building Details

**ArchitecturalStyle:** Florida

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** Yes

**Exterior material:** Block, Stucco

**Parking:** Garage Door Opener

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** See Remarks

**Occupant Type:** Vacant



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