#### 2755 MERLIN WAY CLEARWATER FL 33761

https://candiscarmichael.com









Welcome to this beautifully maintained 3-bedroom, 2-bathroom, 2-car garage home in the heart of Countryside! Move-in ready and perfectly situated on a spacious  $85\times100$  corner lot, this home offers plenty of room for entertaining & tranquility. Inside, you'll find a thoughtfully designed split floor plan featuring a great room, dining area, and charming French doors [...]

- 3 beds
- 2 baths
- Residentia
- Single Family Residence
- Active
- 1442 sq ft

### **Courtesy of**

**Listing Office:** RE/MAX REALTEC GROUP INC **Office ID:** MFR260000706

Status: Active MLS ID: MFRTB8365393



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### **Description**

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/TB8365393

### **Basics**

Bathrooms Full: 2 Date added: Added 4 weeks ago

**Category:** Single Family Residence **Type:** Residential

**Bedrooms: 3** beds **Bathrooms: 2** baths

**Half baths: 0** half baths **Floors: 1** floor

**Area, sq ft: 1442** sq ft **Lot size, sq ft: 8403** sq ft

Year built: 1982 SubdivisionName: COUNTRYSIDE TR 90 PH 1

**ListOfficeName:** RE/MAX REALTEC GROUP INC **GarageSpaces:** 2

ListAOR: mfrmls

#### **Location Details**

Township: 28 Road Surface Type: Paved

Elementary School: Curlew Creek Elementary-PN Middle Or Junior School: Safety Harbor

Middle-PN

**High School:** Countryside High-PN

# **Property Features**





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Interior Features: Ceiling Fans(s), Split

Bedroom, Walk-In Closet(s)

Flooring: Ceramic Tile, Laminate

Patio And Porch Features: Covered, Patio,

Screened

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk, Sliding Doors

Window Features: Blinds

Vegetation: Mature Landscaping,

Trees/Landscaped

Sewer: Public Sewer

Heating: Central, Electric

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range,

Refrigerator, Washer

Laundry Features: In Garage

Parking Features: Driveway, Garage Door

Opener

Attached Garage YN: Yes

Pets Allowed: Yes

**Roof:** Shingle

**Utilities:** Cable Available, Electricity

Connected, Public

Water Source: Public

Cooling: Central Air

Lot Features: Corner Lot

### **Property Details**

**Subdivision Name:** COUNTRYSIDE TR 90 PH 1 **Parcel Number:** 17-28-16-18683-000-0390

**Levels:** One **Direction Faces:** North

Foundation Details: Slab Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

#### Fees&Taxes

Tax Year: 2024 Tax Annual Amount: \$6,406

Tax Legal Description: COUNTRYSIDE TRACT 90 PH 1 LOT 39 Tax Lot: 39

### Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x11	First	11	15
Primary Bathroom	9x4	First	4	9
Bedroom 2	11x10	First	10	11
Bathroom 2	10x5	First	5	10
Bedroom 3	10×11	First	11	10
Dining Room	11x10	First	10	11
Great Room	10x14	First	14	10
Kitchen	10x12	First	12	10

#### **Amenities & Features**

Waterfront available: No GarageYN: Yes
AttachedGarageYN: Yes FireplaceYN: No

PoolPrivateYN: No Cooling: Central Air

WindowFeatures: Blinds ExteriorFeatures: Sidewalk, Sliding

Doors

**Utilities:** Cable Available, Electricity Connected, Public **Features:** Ceiling Fans(s), Split Bedroom, Walk-In Closet(s)

Amenities: Dishwasher, Disposal, Dryer, Electric Water

Heater, Microwave, Range, Refrigerator, Washer





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# **Building Details**

NewConstructionYN: No Heating: Central, Electric

**Exterior material:** Block, Stucco **Roof:** Shingle

Parking: Driveway, Garage Door Opener

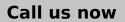
# **Miscellaneous**

Ownership: Fee Simple Occupant Type:
Owner

Showing Requirements: Supra Lock Box, Appointment Only, See

Remarks, ShowingTime





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