

# 306 WINDWARD ISLAND CLEARWATER BEACH FL 33767

<https://candiscarmichael.com>

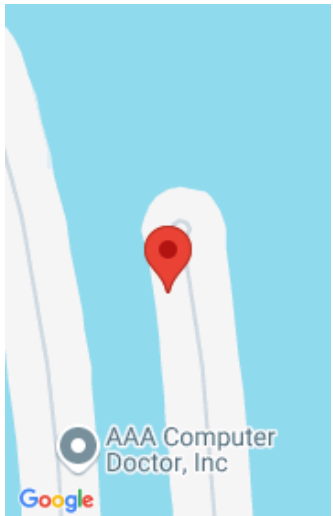


\$1,669,000



Welcome to 306 Windward Isle, where waterfront living is at its best! This home is perfectly situated on an extra-wide canal with deep water access, making it ideal for yachting enthusiasts. The expansive dock, built in 2018, features Trex decking, handrail, new wrapped pilings, and a 20,000 lbs. aluminum lift with remote control, plus an [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1715 sq ft



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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# Courtesy of

**Listing Office:** COASTAL PROPERTIES GROUP INTERNATIONAL

**Status:** Active

**Office ID:** MFR260031031

**MLS ID:** MFRU8253263

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1715 sq ft

**Year built:** 1970

**SubdivisionName:** ISLAND ESTATES OF CLEARWATER

**GarageSpaces:** 2

**Date added:** Added 4 weeks ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 9431 sq ft

**View:** Pool, Water

**ListOfficeName:** COASTAL PROPERTIES GROUP INTERNATIONAL

**ListAOR:** mfrmls

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## Location Details

**Township:** 29

**Road Responsibility:** Public Maintained Road

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments

**Flooring:** Ceramic Tile

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

**Pool Features:** Heated, In Ground, Lighting, Other, Salt Water

**Spa Features:** Heated, In Ground

**Waterfront Features:** Intracoastal Waterway

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** French Doors, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Roof:** Tile

**Architectural Style:** Ranch

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Flood Insurance Required, FloodZone, City Limits, Level, Near Marina, Near Public Transit, Sidewalk, Paved

**Appliances:** Bar Fridge, Cooktop, Dishwasher, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range Hood, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Pool Private YN:** Yes

**Spa YN:** Yes

**Waterfront YN:** Yes

**Parking Features:** Circular Driveway, Driveway

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Vinyl

**Window Features:** ENERGY STAR Qualified Windows, Impact Glass/Storm Windows

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Public, Sewer Available, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Street Lights, Water Available, Water Connected

**View:** Pool, Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

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## Property Details

**Subdivision Name:** ISLAND ESTATES OF CLEARWATER **Parcel Number:** 09-29-15-43362-000-0580

**Levels:** One

**Direction Faces:** East

**Foundation Details:** Slab

**Construction Materials:** Block, Cement Siding, Stucco

**Listing Terms:** Cash, Conventional

**Property Condition:** Completed



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## Fees&Taxes

**Tax Year:** 2023

**Tax Legal Description:** ISLAND ESTATES OF CLEARWATER  
UNIT 4 LOT 58

**Tax Annual Amount:** \$12,356

**Tax Lot:** 58

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## Green Building Info

**Green Energy Efficient:** Appliances

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	20x14	First	14	20
Dining Room	12x8	First	8	12
Living Room	16x12	First	12	16
Primary Bedroom	20x12	First	12	20
Bedroom 2	14x10	First	10	14
Bedroom 3	14x11	First	11	14
Laundry	7x7	First	7	7
Balcony/Porch/Lanai	14x11	First	11	14
Primary Bathroom	11x10	First	10	11

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**ExteriorFeatures:** French Doors, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Public, Sewer Available, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Street Lights, Water Available, Water Connected

**Amenities:** Bar Fridge, Cooktop, Dishwasher, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range Hood, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** ENERGY STAR Qualified Windows, Impact Glass/Storm Windows

**PoolFeatures:** Heated, In Ground, Lighting, Other, Salt Water

**Features:** Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments

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## Building Details

**ArchitecturalStyle:** Ranch

**Heating:** Central, Electric

**Roof:** Tile

**NewConstructionYN:** No

**Exterior material:** Block, Cement Siding, Stucco

**Parking:** Circular Driveway, Driveway

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, ShowingTime

**Disclosures:** Lead Paint, Seller Property Disclosure

**Other Structures:** Gazebo



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