#### 345 MCMULLEN BOOTH ROAD CLEARWATER FL 33759

https://candiscarmichael.com









PRICE IMPROVEMENT!! SELLER MOTIVATED! Welcome to this beautifully updated 2-bedroom, 1-bath condo in the well-maintained Tradewinds community—featuring the largest and most spacious floor plan available! Perfectly located near delightful Safety Harbor, with easy access to Clearwater Beach, Tampa Airport, and St. Pete via the Bayside Bridge, this home offers the best of convenience and comfort. [...]

- 2 beds
- 1 bath
- Residentia
- Condominium
- Activ
- 1087 sa ft



# **Courtesy of**

**Listing Office:** LPT REALTY, LLC **Office ID:** MFR261016803

Status: Active MLS ID: MFRTB8398593



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Phone: 727-888-3292



# **Description**

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/TB8398593

## **Basics**

Unit Number: 142 Bathrooms Full: 1

Type: Residential Bedrooms: 2 beds

**Bathrooms: 1** bath **Half baths: 0** half baths

Floors: 1 floor Area, sq ft: 1087 sq ft

Lot size, sq ft: 0 sq ft Year built: 1974

UnitNumber: 142 SubdivisionName: TRADEWINDS CONDO

**ListOfficeName:** LPT REALTY, LLC **ListAOR:** mfrmls

### **Location Details**

Township: 29 Road Surface Type: Asphalt

Elementary School: Safety Harbor 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), Kitchen/Family Room Combo, Open Floorplan, Split Bedroom, Stone Counters,

Walk-In Closet(s)

Flooring: Laminate

Pets Allowed: No

Roof: Shingle

Water Source: Public

Cooling: Central Air

Appliances: Dishwasher, Microwave, Range, Refrigerator

Laundry Features: Common Area

Exterior Features: Balcony, Other, Sidewalk,

Sliding Doors, Storage

**Utilities:** Cable Available, Electricity Connected,

Water Connected

Sewer: Public Sewer

**Heating:** Central

## **Property Details**

**Subdivision Name: TRADEWINDS CONDO** Parcel Number: 16-29-16-91660-012-1420

Levels: One **Direction Faces:** West

Foundation Details: Slab **Construction Materials:** Block

Listing Terms: Cash, Conventional, FHA, VA Loan

### **Association Information**

**Association YN:** Yes Association Fee Frequency: Monthly

**Association Fee Includes:** Pool. Maintenance Community Features: Clubhouse, Pool, Structure, Maintenance Grounds, Sewer, Trash,

Water

Sidewalks

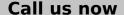
### Fees&Taxes

**Tax Year: 2024** Tax Annual Amount: \$2,851

Tax Legal Description: TRADEWINDS CONDO BLDG 12, APT **Tax Lot:** 1420

142





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### Rooms

	Room type	Level
Kitchen		First
Living Room		First
Primary Bedroom		First

### **Amenities & Features**

Waterfront available: No AttachedGarageYN: No

PoolPrivateYN: No

**CommunityFeatures:** Clubhouse, Pool,

Sidewalks

Utilities: Cable Available, Electricity Connected,

Water Connected

Amenities: Dishwasher, Microwave, Range,

Refrigerator

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Balcony, Other, Sidewalk,

Sliding Doors, Storage

Features: Ceiling Fans(s), Kitchen/Family

Room Combo, Open Floorplan, Split Bedroom,

Stone Counters, Walk-In Closet(s)

# **Building Details**

NewConstructionYN: No Heating: Central

**Exterior material:** Block **Roof:** Shingle

### **Miscellaneous**



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Ownership: Condominium Occupant Type: Tenant

**Showing Requirements:** 24 Hour Notice





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