#### 39 PELICAN PLACE BELLEAIR FL 33756

https://candiscarmichael.com









DO YOU WANT TO LIVE ON THE PELICAN GOLF COURSE? Look no further, this is the BEST-valued property with beautiful, sweeping views of this PGA-worthy course. Move-in ready and perfectly positioned to enjoy the coveted Belleair lifestyle. Welcome to a truly exceptional residence that blends luxury, comfort, and a stunning golf-course setting. Ideally located directly [...]

- 3 beds
- 2 baths



## **Courtesy of**

Listing Office: COASTAL PROPERTIES GROUP INTERNATIONAL

Status: Active MLS ID: MFRTB8355245

**Office ID:** MFR260031031



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Phone: 727-888-3292



# **Description**

Virtual Tour: https://vimeo.com/1061036383

### **Basics**

Category: Condominium Type: Residential

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

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

Area, sq ft: 2013 sq ft Lot size, sq ft: 0 sq ft

Year built: 1984 View: Golf Course

SubdivisionName: PELICAN PLACE ListOfficeName: COASTAL PROPERTIES GROUP

**INTERNATIONAL** 

GarageSpaces: 1 ListAOR: mfrmls

#### **Location Details**

Township: 29 Road Surface Type: Brick

Road Responsibility: Private Maintained Road

# **Property Features**





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**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Walk-In

Closet(s), Window Treatments

Flooring: Luxury Vinyl, Tile

Patio And Porch Features: Covered, Rear

Porch

Parking Features: Driveway, Garage Door

Opener, Guest

**Attached Garage YN:** Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

View: Golf Course
Sewer: Public Sewer

**Heating:** Central, Electric

**Appliances:** Built-In Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer, Wine Refrigerator

Laundry Features: Laundry Room

Pool Features: In Ground

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Balcony, Lighting

Utilities: Electricity Connected, Public, Sewer

Connected, Water Connected

Water Source: Public Cooling: Central Air

# **Property Details**

Subdivision Name: PELICAN PLACE

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA

Parcel Number: 28-29-15-68284-000-2050

**Direction Faces: West** 

Construction Materials: Block, Stucco

### **Association Information**

**Association YN:** Yes **Association Fee:** 876.27

Association Fee Frequency: Monthly Association Fee Includes: Cable TV, Pool, Escrow

Reserves Fund, Insurance, Maintenance Structure, Maintenance Grounds, Private Road, Sewer, Trash,

Water

**Community Features:** Deed

Restrictions, Golf Carts OK, Golf, Pool



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#### Fees&Taxes

Tax Year: 2024 Tax Annual Amount: \$5,576

Tax Legal Description: PELICAN PLACE NORTH CONDO PHASE Tax Lot: 2050

II BLDG 2, AUGUSTA UNIT 205

#### **Rooms**

Room type	Dimensions	Level	Length	Width
Living Room	18x22	First	22	18
Kitchen	12x14	First	14	12
Primary Bedroom	14x20	First	20	14
Bedroom 1	12x10	First	10	12
Bedroom 2	12x10	First	10	12

# **Amenities & Features**





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Waterfront available: No **GarageYN:** Yes FireplaceYN: No AttachedGarageYN: Yes PoolPrivateYN: No Cooling: Central Air

CommunityFeatures: Deed Restrictions, Golf ExteriorFeatures: Balcony, Lighting

Carts OK, Golf, Pool

PoolFeatures: In Ground **Utilities:** Electricity Connected, Public, Sewer

Connected, Water Connected

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Amenities: Built-In Oven, Dishwasher, High Ceilings, Walk-In Closet(s), Window Disposal, Dryer, Electric Water Heater, **Treatments** 

Microwave, Refrigerator, Washer, Wine

Refrigerator

# **Building Details**

**NewConstructionYN: No Heating:** Central, Electric

Exterior material: Block, Stucco Roof: Shingle

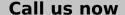
Parking: Driveway, Garage Door Opener, Guest

#### **Miscellaneous**

Ownership: Condominium Occupant Type: Owner

Showing Requirements: Call Listing Agent 2





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