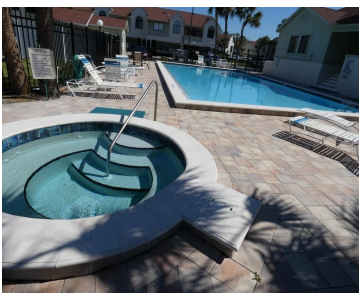


545 WALDEN COURT DUNEDIN FL 34698

https://candiscarmichael.com



((((((((((((Seller will contribute \$ 5,000.00 towards Buying Interest Rate Down, or towards Closing Fees: If Closed by Dec 08, )))))))))))) Cared For, Relaxing, Loved, 3 Bedrooms, 3 Bathrooms, 1 oversized garage 2 Story Townhome located in Curlew Landings, Private Gated Boat Dock & Boat Lifts available for rent or Purchase, Less than 50 yards to [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1198 sq ft



Courtesy of

**Listing Office:** KELLER WILLIAMS REALTY- PALM H  
**Status:** Active

**Office ID:** MFR260010721  
**MLS ID:** MFRW7874548



**Call us now**  
Phone: 727-888-3292  
Email: RealtorCandis@gmail.com



---

## Description

**Virtual Tour:** <https://www.youtube.com/watch?v=qRLtfGV1tzI>

---

## Basics

**Bathrooms Full:** 3

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1198 sq ft

**Year built:** 1990

**ListOfficeName:** KELLER WILLIAMS REALTY- PALM H

**ListAOR:** mfrmls

**Date added:** Added 4 months ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 3 floors

**Lot size, sq ft:** 1390 sq ft

**SubdivisionName:** CURLEW LANDINGS

**GarageSpaces:** 1

---

## Location Details

**Township:** 28

**Road Surface Type:** Asphalt, Paved

**Road Responsibility:** Public Maintained Road

---

## Property Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, PrimaryBedroom Upstairs, Solid Wood Cabinets, Split Bedroom, Thermostat, Vaulted Ceiling(s)

**Flooring:** Carpet, Ceramic Tile

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

**Fireplace Features:** Electric, Non Wood Burning

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Freezer, Range, Refrigerator

**Laundry Features:** Laundry Room, Upper Level

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Sidewalk, Sliding Doors

**Window Features:** Skylight(s)

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** CURLEW LANDINGS

**Levels:** Two

**Direction Faces:** East

**Construction Materials:** Frame

**Property Condition:** Completed

**Parcel Number:** 15-28-15-20136-000-0350

**Property Attached YN:** Yes

**Foundation Details:** Slab, Stem Wall

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

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Clubhouse, Pool, Tennis Court(s)

**Association Fee:** 755

**Association Fee Includes:** Common Area Taxes, Pool, Escrow Reserves Fund, Fidelity Bond, Maintenance Structure, Maintenance Grounds, Maintenance, Pest Control, Sewer, Trash, Water

**Community Features:** Sidewalks, Tennis Court(s), Street Lights



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$6,521

**Tax Legal Description:** CURLEW LANDINGS UNIT 2 LOT 35

**Tax Lot:** 35

# Rooms

Room type	Dimensions	Level	Length	Width
Living Room	28x12	Second	12	28
Dining Room	14x12	Second	12	14
Kitchen	9x8	Second	8	9
Primary Bedroom	14x12	Second	12	14
Bedroom 2	13x10	Second	10	13
Bedroom 3	21x16	First	16	21
Dinette	9x7	Second	7	9

# Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Sidewalks, Tennis Court(s), Street Lights

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Electric, High Ceilings, Living Room/Dining Room Combo, Non Wood Burning, PrimaryBedroom Upstairs, Solid Wood Cabinets, Split Bedroom, Thermostat, Vaulted Ceiling(s)

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**WindowFeatures:** Skylight(s)

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Connected

**Amenities:** Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Freezer, Range, Refrigerator

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Frame

**Heating:** Central

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** ShowingTime

**Occupant Type:** Owner



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE