

# 5664 40TH TERRACE KENNETH CITY FL 33709

<https://candiscarmichael.com>



**\$89,000**



Looking for a well established 55+ community in a prime location without high HOA fees, special assessments, or flood insurance required? Welcome to this charming listing in Clearwater Oaks. This welcoming and pet friendly community will feel like home as soon as you move in. Beautifully maintained mature landscaping and a serene pond next to [...]

- 1 bed
- 1 bath
- Residential
- Condominium
- Active
- 652 sq ft



## Courtesy of

**Listing Office:** COLDWELL BANKER REALTY

**Status:** Active

**Office ID:** MFR260000670

**MLS ID:** MFRTB8471288



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Phone: 727-888-3292

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



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## Description

### Virtual Tour:

<https://www.homes.com/property/5664-40th-terrace-n-kenneth-city-fl-unit-430/jef6e8gkct1lz/?dk=08c1yn5bnhwje>

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## Basics

**Unit Number:** 430

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 1 bath

**Floors:** 2 floors

**Lot size, sq ft:** 0 sq ft

**UnitNumber:** 430

**ListOfficeName:** COLDWELL BANKER REALTY

**Bathrooms Full:** 1

**Category:** Condominium

**Bedrooms:** 1 bed

**Half baths:** 0 half baths

**Area, sq ft:** 652 sq ft

**Year built:** 1963

**SubdivisionName:** CLEARVIEW OAKS BLDG 16

**ListAOR:** mfrmls

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## Location Details

**Township:** 31

**Road Responsibility:** Private Maintained Road

**Road Surface Type:** Asphalt, Paved

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Thermostat, Window Treatments

**Flooring:** Ceramic Tile, Laminate

**Patio And Porch Features:** None

**Pets Allowed:** Breed Restrictions

**Roof:** Other

**Architectural Style:** Other

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

**Appliances:** Electric Water Heater, Range, Refrigerator, Washer, Water Filtration System

**Laundry Features:** Common Area, In Kitchen

**Parking Features:** Assigned

**Exterior Features:** Sidewalk, Storage

**Window Features:** Blinds, Window Treatments

**Utilities:** Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Sidewalk, Paved

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## Property Details

**Subdivision Name:** CLEARVIEW OAKS BLDG 16

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 04-31-16-16036-016-0430

**Direction Faces:** North

**Construction Materials:** Concrete

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## Association Information

**Association YN:** Yes

**Association Fee Includes:** Cable TV, Internet, Maintenance Structure, Maintenance Grounds, Recreational Facilities, Sewer, Trash, Water

**Community Features:** Buyer Approval Required, Sidewalks

**Association Fee Frequency:** Monthly

**Association Amenities:** Clubhouse, Laundry, Shuffleboard Court

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$838

**Tax Legal Description:** CLEARVIEW OAKS BLDG 16 CONDO  
BLDG 16, UNIT 430

**Tax Lot:** 0430

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	13x14	First	14	13
Kitchen	13x10	First	10	13
Primary Bedroom	13x13	First	13	13
Bonus Room	11x9	First	9	11

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval  
Required, Sidewalks

**ExteriorFeatures:** Sidewalk, Storage

**Features:** Built-in Features, Ceiling Fans(s),  
Thermostat, Window Treatments

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds, Window  
Treatments

**Utilities:** Cable Connected, Electricity  
Connected, Public, Sewer Connected, Water  
Connected

**Amenities:** Electric Water Heater, Range,  
Refrigerator, Washer, Water Filtration System

## Building Details



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**ArchitecturalStyle:** Other

**NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Concrete

**Roof:** Other

**Parking:** Assigned

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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:**  
Owner

**Showing Requirements:** Supra Lock Box, Appointment Only, Lock Box  
Electronic-CBS Code Required, ShowingTime



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