

# 620 EDGEWATER DRIVE DUNEDIN FL34698

<https://candiscarmichael.com>



Looking for the ultimate Florida lifestyle? You found paradise! Must see this exceptionally upgraded 55+condo in the waterfront community of Edgewater Arms. Perfectly located on the Intracoastal waterway and steps to Downtown Dunedin! Enjoy the community's kayak launch, and gorgeous sunsets from the waters edge! Minutes to amazing restaurants and shops in the downtown district [...]

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



**Call us now**

Phone: 727-888-3292

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



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## Courtesy of

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

**Status:** Active

**Office ID:** MFR260010721

**MLS ID:** MFRTB8316287

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8316287>

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## Basics

**Unit Number:** 304

**Date added:** Added 9 hours ago

**Type:** Residential

**Bathrooms:** 1 bath

**Floors:** 6 floors

**Lot size, sq ft:** 10932 sq ft

**UnitNumber:** 304

**SubdivisionName:** EDGEWATER ARMS 1ST CONDO

**ListAOR:** mfrmls

**Bathrooms Full:** 1

**Category:** Condominium

**Bedrooms:** 1 bed

**Half baths:** 0 half baths

**Area, sq ft:** 840 sq ft

**Year built:** 1970

**View:** Pool, Water

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

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## Location Details

**Township:** 28

**Road Surface Type:** Asphalt, Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Elevator, Kitchen/Family Room Combo, Solid Wood Cabinets

**Flooring:** Hardwood, Tile

**Waterfront YN:** Yes

**Carport YN:** Yes

**Pets Allowed:** Breed Restrictions, Number Limit, Size Limit

**Roof:** Metal, Shingle

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

**Water Source:** Public

**Cooling:** Central Air

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Laundry Features:** Common Area

**Waterfront Features:** Intracoastal Waterway

**Carport Spaces:** 1

**Exterior Features:** Irrigation System, Outdoor Grill

**Window Features:** Impact Glass/Storm Windows

**View:** Pool, Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

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## Property Details

**Subdivision Name:** EDGEWATER ARMS 1ST CONDO

**Levels:** Multi/Split

**Foundation Details:** Other, Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 34-28-15-24903-000-3040

**Direction Faces:** South

**Construction Materials:** Concrete, Stucco

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## Association Information

**Association YN:** Yes

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

**Association Fee Frequency:** Monthly

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, No Truck/RV/Motorcycle Parking, Pool

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## Fees&Taxes



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**Tax Year:** 2023

**Tax Annual Amount:** \$2,245

**Tax Legal Description:** EDGEWATER ARMS 1ST CONDO UNIT  
304

**Tax Lot:** 3040

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	11x14	First	14	11
Kitchen	8.5x9.5	First	9.5	8.5
Living Room	12.5x13	First	13	12.5
Florida Room	8x12	First	12	8

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, No Truck/RV/Motorcycle Parking, Pool

**ExteriorFeatures:** Irrigation System, Outdoor Grill

**Features:** Ceiling Fans(s), Elevator, Kitchen/Family Room Combo, Solid Wood Cabinets

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Impact Glass/Storm Windows

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

**Amenities:** Dishwasher, Microwave, Range, Refrigerator

## Building Details



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**NewConstructionYN:** No

**Exterior material:** Concrete, Stucco

**Heating:** Central, Electric

**Roof:** Metal, Shingle

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## Miscellaneous

**Ownership:** Condominium

**Disclosures:** Condominium Disclosure Available

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box



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