

622 EDGEWATER DRIVE DUNEDIN FL34698

<https://candiscarmichael.com>



\$308,000



Welcome to this beautifully located mid-rise condo offering breathtaking water views and an enviable lifestyle in charming Dunedin. Nestled in an active 55+ community, this property combines serene waterfront living with easy access to everything this delightful town has to offer. Enjoy the stunning views of downtown Dunedin from the comfort of your home. Situated [...]

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Courtesy of

Listing Office: COLDWELL BANKER REALTY

Status: Active

Office ID: MFR260010123

MLS ID: MFRTB8327828

Description

Virtual Tour: <https://virtual-tour.aryeo.com/sites/lkeezlj/unbranded>

Basics

Unit Number: 523

Date added: Added 6 hours ago

Type: Residential

Bathrooms: 1 bath

Floors: 1 floor

Year built: 1970

SubdivisionName: EDGEWATER ARMS 2ND CONDO

ListAOR: mfrmls

Bathrooms Full: 1

Category: Condominium

Bedrooms: 1 bed

Half baths: 0 half baths

Area, sq ft: 950 sq ft

UnitNumber: 523

ListOfficeName: COLDWELL BANKER REALTY

Location Details

Township: 28

Road Responsibility: Private Maintained Road

Road Surface Type: Paved

Property Features



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Interior Features: Living Room/Dining Room Combo, Thermostat, Walk-In Closet(s)

Flooring: Tile

Waterfront YN: Yes

Parking Features: Covered, Reserved

Carport Spaces: 1

Exterior Features: Irrigation System, Lighting, Outdoor Grill, Outdoor Shower, Sidewalk, Storage

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Sewer Connected, Sprinkler Recycled, Street Lights, Underground Utilities, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Cooktop, Dishwasher, Electric Water Heater, Microwave, Refrigerator

Laundry Features: Common Area, Corridor Access, Laundry Room

Waterfront Features: Intracoastal Waterway

Carport YN: Yes

Pets Allowed: No

Roof: Built-Up, Metal

Water Source: Public

Cooling: Central Air

Property Details

Subdivision Name: EDGEWATER ARMS 2ND CONDO

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 34-28-15-24904-000-5230

Direction Faces: Northeast

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Includes: Cable TV, Pool, Escrow Reserves Fund, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Recreational Facilities, Sewer, Trash, Water

Association Amenities: Cable TV, Clubhouse, Elevator(s), Fitness Center, Laundry, Lobby Key Required, Maintenance, Pool, Recreation Facilities, Storage

Community Features: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Irrigation-Reclaimed Water, Pool, Sidewalks



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Fees&Taxes

Tax Year: 2023

Tax Annual Amount: \$2,146

Tax Legal Description: EDGEWATER ARMS 2ND CONDO UNIT
523

Tax Lot: 5230

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	8x17	First	17	8
Living Room	12x17	First	17	12
Primary Bedroom		First		
Balcony/Porch/Lanai	13x7	First	7	13

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Irrigation-Reclaimed Water, Pool, Sidewalks

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Sewer Connected, Sprinkler Recycled, Street Lights, Underground Utilities, Water Connected

Amenities: Cooktop, Dishwasher, Electric Water Heater, Microwave, Refrigerator

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Irrigation System, Lighting, Outdoor Grill, Outdoor Shower, Sidewalk, Storage

Features: Living Room/Dining Room Combo, Thermostat, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Covered, Reserved

Heating: Central, Electric

Roof: Built-up, Metal

Miscellaneous

Ownership: Fee Simple

Disclosures: Condominium Disclosure Available, HOA/PUD/Condo Disclosure, Lead Paint, Milestone Inspection, Structural Integrity Reserve Study

Occupant Type: Owner

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



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