

634 EDGEWATER DRIVE DUNEDIN FL 34698

https://candiscarmichael.com



PICTURE-PERFECT POSTCARD VIEWS IN THE HEART OF DOWNTOWN DUNEDIN! Experience breathtaking, dead-center views of the Dunedin Marina from this picture-perfect two-bedroom, two-bath condo in the highly desirable Edgewater Arms waterfront community. Every day feels like a vacation as you delight in the ever-changing scenery of sailboats, kayaks, and the stunning natural beauty that surrounds you. [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1265 sq ft



Courtesy of

**Listing Office:** COLDWELL BANKER REALTY

**Status:** Active

**Office ID:** MFR260010123

**MLS ID:** MFRTB8446572



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Phone: 727-888-3292

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



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## Description

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

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## Basics

**Unit Number:** 348

**Date added:** Added 2 months ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Year built:** 1974

**SubdivisionName:** EDGEWATER ARMS 4TH CONDO

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1265 sq ft

**UnitNumber:** 348

**ListOfficeName:** COLDWELL BANKER REALTY

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## Location Details

**Township:** 28

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Solid Surface Counters, Thermostat

**Flooring:** Carpet, Tile

**Parking Features:** Assigned, Covered, Guest, Reserved

**Carport Spaces:** 1

**Roof:** Built-Up, Metal

**Water Source:** Public

**Cooling:** Central Air

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

**Laundry Features:** Common Area, Laundry Room

**Carport YN:** Yes

**Exterior Features:** Lighting, Sidewalk, Storage

**Utilities:** Cable Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

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## Property Details

**Subdivision Name:** EDGEWATER ARMS 4TH CONDO

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 34-28-15-24906-000-3480

**Direction Faces:** North

**Construction Materials:** Block, Concrete, Stucco

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## Association Information

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

**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:** 2024

**Tax Legal Description:** EDGEWATER ARMS 4TH CONDO UNIT 348

**Tax Annual Amount:** \$5,756

**Tax Lot:** 3480



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## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	15x20	First	20	15
Kitchen	8x9	First	9	8
Dining Room	8x9	First	9	8
Primary Bedroom	12x12	First	12	12
Bedroom 2		First		

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

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

**Utilities:** Cable Connected

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Sidewalk, Storage

**Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Solid Surface Counters, Thermostat

## Building Details



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**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Parking:** Assigned, Covered, Guest, Reserved

**Heating:** Central, Electric

**Roof:** Built-up, Metal

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation  
Equipment

**Occupant Type:** Owner

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



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