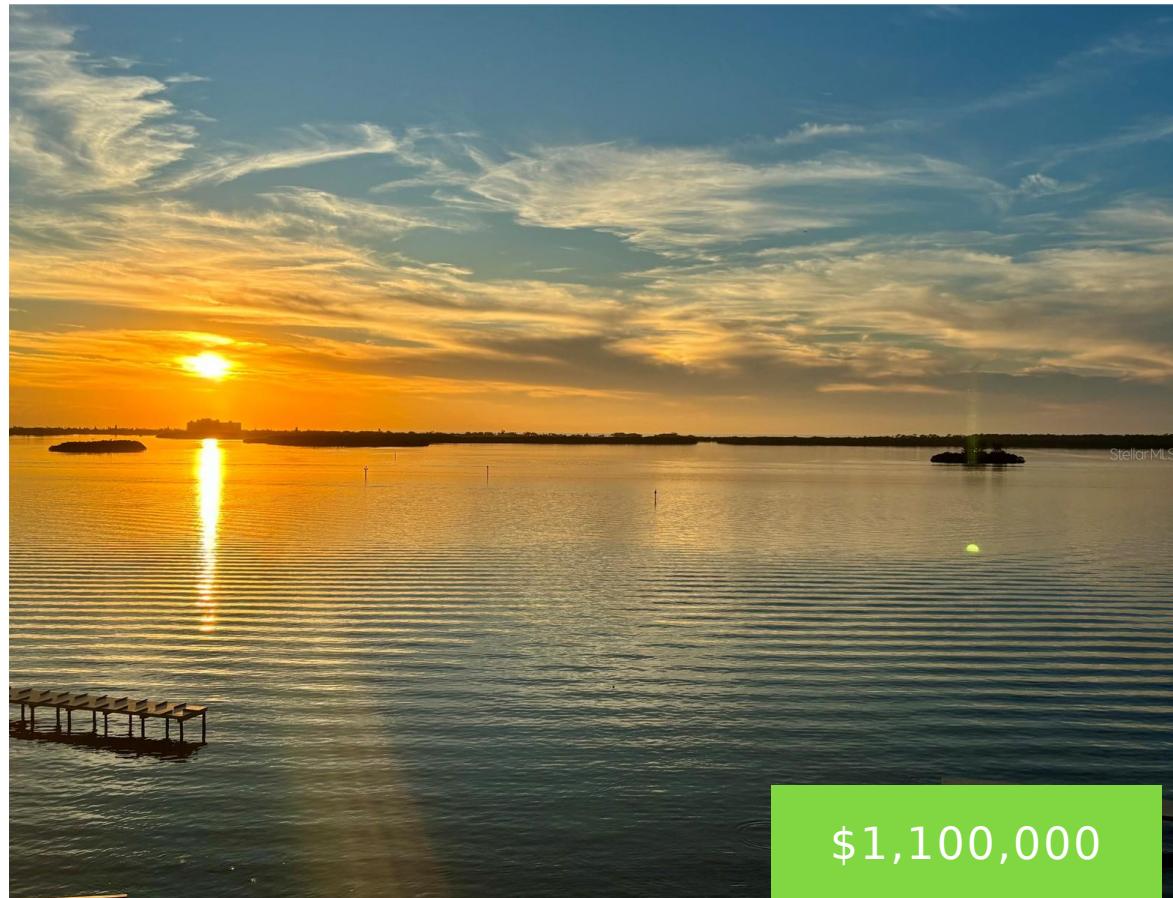


# 634 EDGEWATER DRIVE DUNEDIN FL 34698

<https://candiscarmichael.com>



**\$1,100,000**



This is one of Dunedin's finest opportunities to create your personal paradise on the water. A rare offering, the largest top-floor residence in the desirable Edgewater Arms 55-plus community. This spacious condominium showcases unobstructed panoramic views across St. Joseph Sound, where you can enjoy tranquil, nightly sunsets over Caladesi Island. With no neighboring buildings in [...]

- 3 beds
- 3 baths
- Residential
- Condominium
- Active
- 2565 sq ft



## Courtesy of

**Listing Office:** PREMIER SOTHEBYS INTL REALTY

**Status:** Active

**Office ID:** MFR260031394

**MLS ID:** MFRTB8443108



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8443108>

## Basics

**Unit Number:** 844

**Bathrooms Half:** 1

**Category:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2565 sq ft

**UnitNumber:** 844

**SubdivisionName:** EDGEWATER ARMS 4TH CONDO

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Date added:** Added 2 months ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 8 floors

**Year built:** 1974

**View:** Water

**ListOfficeName:** PREMIER SOTHEBYS INTL REALTY

## Location Details

**Township:** 28

**Road Surface Type:** Asphalt, Paved

## Property Features



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**Interior Features:** Ceiling Fans(s), Central Vacum, Crown Molding, Open Floorplan, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Luxury Vinyl

**Carport YN:** Yes

**Pets Allowed:** No

**Roof:** Concrete

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Laundry Closet

**Carport Spaces:** 1

**Exterior Features:** Balcony, Lighting, Outdoor Grill, Sidewalk

**Security Features:** Key Card Entry

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** FloodZone, City Limits, Landscaped, Near Marina, Sidewalk

## Property Details

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

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 34-28-15-24906-000-8440

**Direction Faces:** North

**Construction Materials:** Stucco

## Association Information

**Association YN:** Yes

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

**Association Fee Includes:** Pool, Maintenance Structure

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Fitness Center, Pool, Sidewalks, Special Community Restrictions, Street Lights

## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$14,034

**Tax Legal Description:** EDGEWATER ARMS 4TH CONDO UNIT  
844

**Tax Lot:** 8440

## Rooms

| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Kitchen         | 16x15      | First | 15     | 16    |
| Living Room     | 26x24      | First | 24     | 26    |
| Primary Bedroom | 18x27      | First | 27     | 18    |
| Bedroom 2       | 14x23      | First | 23     | 14    |
| Bedroom 3       | 14x23      | First | 23     | 14    |
| Dining Room     | 14x11      | First | 11     | 14    |

## Amenities & Features



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**Waterfront available:** No  
**AttachedGarageYN:** No  
**PoolPrivateYN:** No  
**Security Features:** Key Card Entry

**ExteriorFeatures:** Balcony, Lighting, Outdoor Grill, Sidewalk  
**Features:** Ceiling Fans(s), Central Vacum, Crown Molding, Open Floorplan, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

**GarageYN:** No  
**FireplaceYN:** No  
**Cooling:** Central Air  
**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Fitness Center, Pool, Sidewalks, Special Community Restrictions, Street Lights  
**Utilities:** Cable Connected, Electricity Connected, Sewer Connected  
**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator

## Building Details

**NewConstructionYN:** No  
**Exterior material:** Stucco

**Heating:** Central, Electric  
**Roof:** Concrete

## Miscellaneous

**Ownership:** Condominium  
**Other Structures:** Gazebo, Outdoor Kitchen

**Occupant Type:** Owner  
**Showing Requirements:** Appointment Only



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