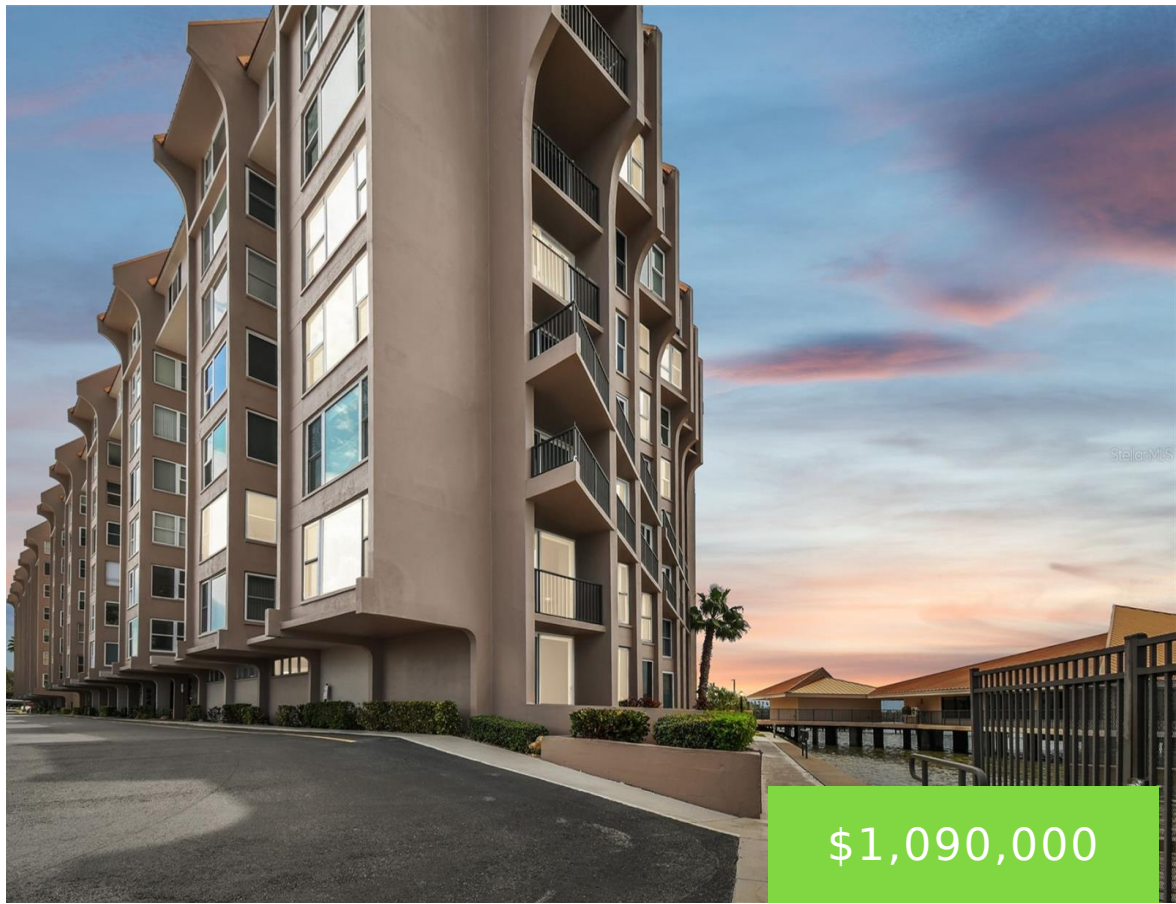


634 EDGEWATER DRIVE DUNEDIN FL 34698  
https://candiscarmichael.com



Welcome to your coastal sanctuary in the sought-after 55-plus community of Edgewater Arms, where breathtaking waterfront views meet modern luxury. This beautifully renovated condominium, completely updated in 2015, showcases a blend of style, comfort and durability, with impact windows throughout for peace of mind. Go inside to unobstructed vistas stretching to Caladesi Island and beyond. [...]

- 3 beds
- 3 baths
- Residential
- Condominium
- Active
- 2330 sq ft



Courtesy of

**Listing Office:** PREMIER SOTHEBYS INTL REALTY  
**Status:** Active

**Office ID:** MFR260031394  
**MLS ID:** MFRTB8469793



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Phone: 727-888-3292  
Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8469793>

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## Basics

**Unit Number:** 744

**Bathrooms Half:** 1

**Category:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2330 sq ft

**Year built:** 1974

**View:** Water

**ListOfficeName:** PREMIER SOTHEBYS INTL  
REALTY

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

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

**UnitNumber:** 744

**SubdivisionName:** EDGEWATER ARMS 4TH  
CONDO

**ListAOR:** mfrmls

---

## Location Details

**Township:** 28

**Elementary School:** San Jose Elementary-PN

**High School:** Dunedin High-PN

**Road Surface Type:** Paved

**Middle Or Junior School:** Dunedin Highland  
Middle-PN

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## Property Features



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**Interior Features:** Built-in Features, Eat-in Kitchen, Elevator, Open Floorplan, Solid Wood Cabinets, Stone Counters, Thermostat, Window Treatments

**Flooring:** Carpet, Ceramic Tile, Luxury Vinyl

**Fireplace YN:** Yes

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

**Carport Spaces:** 1

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

**Roof:** Built-Up, Concrete

**Window Features:** Rods, Window Treatments

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Landscaped, Near Marina, Sidewalk

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer, Wine Refrigerator

**Laundry Features:** Inside

**Fireplace Features:** Electric, Living Room

**Carport YN:** Yes

**Pets Allowed:** No

**Fencing:** Fenced

**Security Features:** Key Card Entry, Smoke Detector(s)

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Public, Sewer Connected, Sprinkler Recycled

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

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

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 34-28-15-24906-000-7440

**Direction Faces:** North

**Construction Materials:** Block, Stucco

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## Association Information



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

**Association Amenities:** Clubhouse, Elevator(s), Fitness Center, Lobby Key Required, Maintenance, Pool, Recreation Facilities, Security

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool

**Fees&Taxes**

**Tax Year:** 2025

**Tax Legal Description:** EDGEWATER ARMS 4TH CONDO UNIT 744

**Tax Annual Amount:** \$7,341

**Tax Lot:** 7440

**Rooms**



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Room type	Dimensions	Level	Length	Width
Kitchen	9x13.5	First	13.5	9
Dining Room	14x11.7	First	11.7	14
Living Room	15x29	First	29	15
Primary Bedroom	15x17	First	17	15
Bedroom 2	14.3x13.1	First	13.1	14.3
Bedroom 3	13x13.4	First	13.4	13
Balcony/Porch/Lanai	7x6.5	First	6.5	7

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Key Card Entry, Smoke Detector(s)

**WindowFeatures:** Rods, Window Treatments

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Public, Sewer Connected, Sprinkler Recycled

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer, Wine Refrigerator

**GarageYN:** No

**FireplaceYN:** Yes

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool

**ExteriorFeatures:** Balcony, Lighting, Outdoor Grill, Sidewalk, Storage

**Features:** Built-in Features, Eat-in Kitchen, Electric, Elevator, Living Room, Open Floorplan, Solid Wood Cabinets, Stone Counters, Thermostat, Window Treatments

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Assigned, Covered, Guest

**Heating:** Central

**Roof:** Built-up, Concrete

---

## Miscellaneous

**Ownership:** Condominium

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** ShowingTime

**Occupant Type:** Owner

**Other Structures:** Cabana, Storage



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