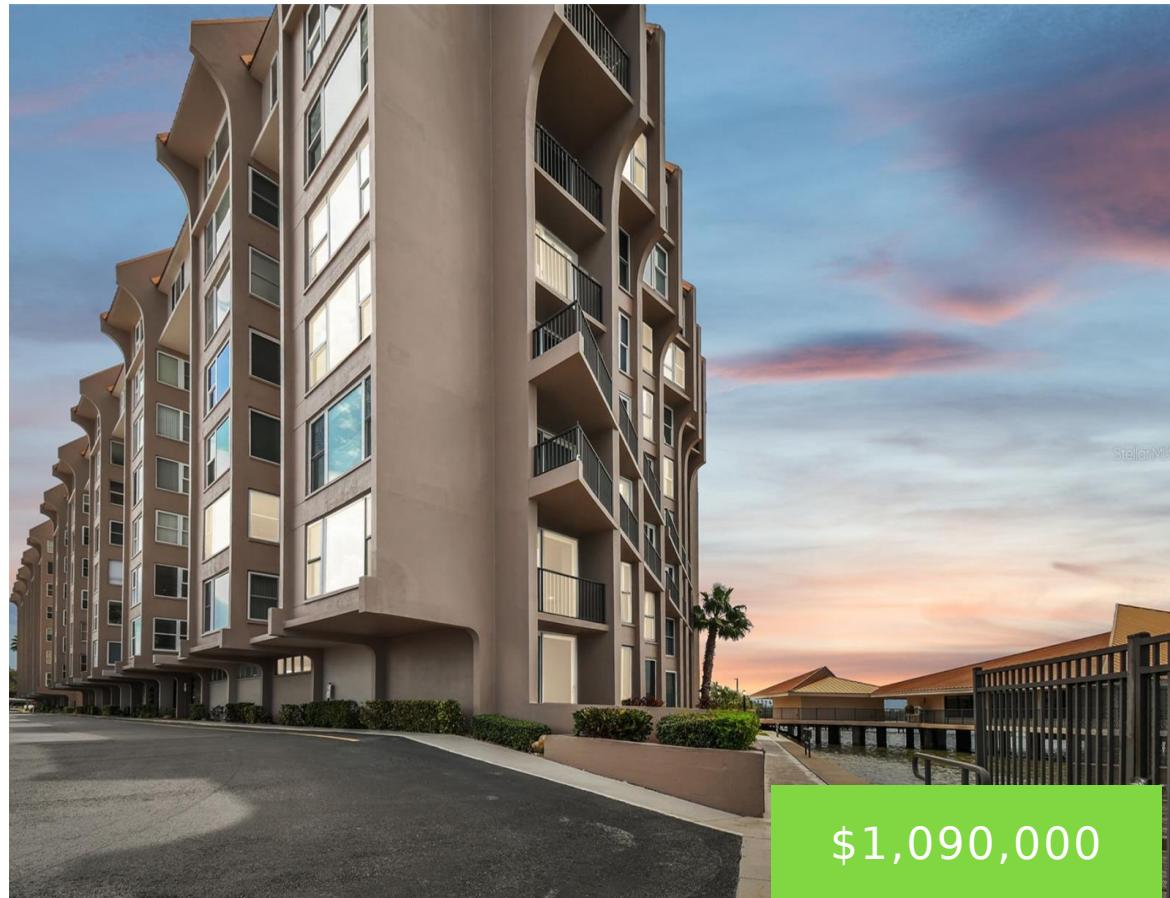


634 EDGEWATER DRIVE DUNEDIN FL 34698

<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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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

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

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

Road Surface Type: Paved

Elementary School: San Jose Elementary-PN **Middle Or Junior School:** Dunedin Highland Middle-PN

High School: Dunedin High-PN

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

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 Annual Amount: \$7,341

Tax Legal Description: EDGEWATER ARMS 4TH CONDO UNIT 744

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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