

\$425,000 - 304 Cincinnati Parkway, CLEARWATER

MLS® #TB8300539

\$425,000

2 Bedroom, 2.00 Bathroom, 1,730 sqft

Residential on 0.19 Acres

MARYMONT, CLEARWATER, FL

Nestled within the serene and established community of Marymont, where winding sidewalks pass beneath mature trees, discover this exceptional pool home that embodies nearly three decades of pride in ownership. As you step inside, you'll find a split-bedroom floor plan offering over 1,700 square feet of comfortable living space. The primary bedroom offers a ensuite bathroom with a stand-up shower featuring floor-to-ceiling tilework and a walk-in closet. The kitchen with granite countertops and stainless steel appliances flows seamlessly into the dining room, where a cozy fireplace awaits. The inviting family room boasts a second fireplace as its centerpiece, with skylights that flood the space with natural light and French doors that open to the backyard oasis. Venture outside to your private, fully fenced backyard oasis, complete with an inground pool surrounded by pavers and all-new equipment installed within the last year. A stunning wood pergola, added in 2023, creates an ideal space for poolside gatherings with friends and family. Two storage sheds provide ample space for all your storage needs. With no HOA restrictions and no flood zone concerns, you can enjoy peace of mind. Marymont is zoned for "A" rated schools and conveniently located near a variety of shopping, dining, and America's™ number one rated Clearwater Beach. Golf enthusiasts will appreciate the nearby Landings Golf Club, just around the corner from the Clearwater Airpark. This is a home to



be cherished for years to come”schedule
your showing today!

Built in 1953

Essential Information

MLS® #	TB8300539
Price	\$425,000
Sold Price	\$415,000
Sold Date	December 5th, 2024
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,730
Acres	0.19
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	304 Cincinnati Parkway
Area	Clearwater/Sunset Point
Subdivision	MARYMONT
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33765-2405

Amenities

Parking	Driveway
# of Garages	1
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Primary Bedroom Main Floor, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range, Refrigerator, Washer
Heating	Central

Cooling	Central Air
Fireplace	Yes

Exterior

Exterior Features	French Doors, Private Mailbox
Roof	Shingle
Foundation	Slab

School Information

Elementary	Skycrest Elementary-PN
Middle	Dunedin Highland Middle-PN
High	Clearwater High-PN

Additional Information

Date Listed	September 5th, 2024
Days on Market	201

Listing Details

Listing Office	MAVREALTY
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