

\$395,000 - 2083 Hillwood Drive, CLEARWATER

MLS® #TB8302079

\$395,000

2 Bedroom, 2.00 Bathroom, 1,654 sqft

Residential on 0.40 Acres

GREENBRIAR, CLEARWATER, FL

NOT IN A FLOOD ZONE! Just went through 2 Named Hurricanes and sustained zero damage!

Welcome to your dream LAKEFRONT OASIS in Clearwater, Florida! Ideally located just minutes from downtown Dunedin, the Toronto Blue Jays™ Spring Training Complex, the Philadelphia Phillies™ Spring Training Complex, Honeymoon Island, and Countryside Mall, this charming home offers a rare opportunity to enjoy the serenity and privacy of lakefront living. As one of only 22 homes in the community with direct lake access, this property is truly a standout gem.

Boasting the best view in all of Greenbriar, this 2-bedroom, 2-bathroom home with a 1-car garage sits on a spacious .40-acre lot, offering breathtaking WATERFRONT vistas. The expansive 319 sqft bonus room/den, with its picturesque views and approximately 62 feet of lake frontage, can easily be transformed into a third bedroom to fit your lifestyle needs, making it ideal for relaxing or hosting gatherings.

Inside, the home has been thoughtfully updated with a cozy eat-in kitchen featuring brand-NEW SHAKER CABINETS AND COUNTERTOPS, perfect space for both cooking and casual dining. The property also includes NEW PLUMBING and faucets throughout, ensuring modern comfort and efficiency, along with a NEW ROOF installed



in June 2022 for added peace of mind.

Best of all, this home is located outside of a flood zone, so you can enjoy worry-free living year-round.

With LOW annual HOA fees, youâ€™ll have access to a variety of amenities, including a clubhouse, heated community pool, fitness center, community library, game room, shuffleboard courts, and more. Nature lovers will appreciate the nearby Gladys E. Douglas Preserve, which offers approximately 44 acres of preserved land, an 80-acre lake, wetlands, and a host of outdoor activities including a kayak launch, fishing pier, picnic areas, and wildlife observation points.

Combining a prime location, stunning waterfront views, and upgrades, this home is the perfect choice for those seeking a tranquil and vibrant Florida lifestyle.

Built in 1972

Essential Information

MLS® #	TB8302079
Price	\$395,000
Sold Price	\$378,500
Sold Date	January 7th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,654
Acres	0.40
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	2083 Hillwood Drive
Area	Clearwater
Subdivision	GREENBRIAR
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33763-1316

Amenities

Amenities	Clubhouse, Fitness Center, Shuffleboard Court
Parking	Driveway
# of Garages	1
Is Waterfront	Yes
Waterfront	Lake Front

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Primary Bedroom Main Floor, Stone Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Water Heater, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Lighting, Private Mailbox, Rain Gutters
Roof	Shingle
Foundation	Slab

School Information

Elementary	Garrison-Jones Elementary-PN
Middle	Safety Harbor Middle-PN
High	Dunedin High-PN

Additional Information

Date Listed	September 12th, 2024
Days on Market	233
Zoning	R-3

Listing Details

Listing Office

EXP REALTY LLC

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