

\$169,000 - 2453 Brazilia Drive 55, CLEARWATER

MLS® #TB8303652

\$169,000

2 Bedroom, 2.00 Bathroom, 1,400 sqft

Residential

ON TOP OF THE WORLD, CLEARWATER,
FL

Owner Motivated! You have got to see this location! On The East Side of On Top of the World's Golf Course Community in Clearwater, This updated 3rd-floorF-Deluxe condo offers 1400 sqft of comfortable living space with 2 bedrooms and 2 bathrooms. Located in a FEE SIMPLE building that is just a short walk to the East Activity Center, the large heated pool, tennis & pickleball courts, and activities too numerous to mention. This well-maintained unit features: Updated windows, A modern kitchen with HIGH END Kraft Maid wood cabinets with ample storage, a BUILT IN DESK area, a pantry with pull-out shelves, under-cabinet lighting, and newer appliances. New doors throughout, Both the Guest and the primary bathrooms have updated vanities. There is an extra entry door in the 2nd bedroom for privacy for your guests. A/C - 2022. This condo is move-in ready. Don't miss the chance to make this beautiful home yours. Schedule a tour today! Please note that all room sizes and floor plans are approximate and should be verified by buyers.

Association approval is required. Proof of funds and loan pre-approval are also needed with the purchase offer. This is sold ASIS for the convenience of the seller.

NON-EVACUATION ZONE NO FLOOD INSURANCE NEEDED. This community provides access to numerous amenities, including 27 holes of golf, two large heated pools, a modern fitness room, a spa, a



computer room, a library, a dog park, tennis courts, and an on-site woodworking shop. Outdoor enthusiasts will appreciate the pickleball, tennis, and the new pavilion with grills. There are also plenty of social activity clubs to choose from. If you want to explore the surrounding area, the beaches, shopping, hiking/bicycling trails, professional sports, medical care, airports, and entertainment options are all just a few minutes away. On the West Side of the Community, Harbor Lake offers kayaking and walking trails around the lake.

Built in 1969

Essential Information

MLS® #	TB8303652
Price	\$169,000
Sold Price	\$160,000
Sold Date	January 15th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Year Built	1969
Type	Residential
Sub-Type	Condominium
Status	Sold

Community Information

Address	2453 Brazilia Drive 55
Area	Clearwater
Subdivision	ON TOP OF THE WORLD
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33763-3850

Amenities

Amenities	Cable TV, Elevator(s), Fitness Center, Golf Course, Laundry, Pickleball Court(s), Pool, Recreation Facilities, Spa/Hot Tub, Storage, Tennis Court(s), Trail(s)
Parking	Assigned
Waterfront	Lake

Interior

Interior Features	Ceiling Fan(s), Crown Molding
Appliances	Built-In Oven, Cooktop, Electric Water Heater, Microwave, Refrigerator
Heating	Central, Electric
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Storage
Roof	Built-Up, Membrane
Foundation	Slab

Additional Information

Date Listed	September 13th, 2024
Days on Market	252

Listing Details

Listing Office	COLDWELL BANKER REALTY
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