

\$175,000 - 2256 Philippine Drive 14, CLEARWATER

MLS® #TB8320019

\$175,000

2 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential

ON TOP OF THE WORLD, CLEARWATER,
FL

Welcome to your conveniently located first-floor condo, just one block from the West Activity Center and Harbor Lake. Enjoy easy access to a variety of amenities in this vibrant, interactive community. Park directly in front of the unit in your assigned parking spot and step inside to find a bright and updated living space with luxury vinyl plank flooring in the living room. The kitchen features modern updates, including stainless steel appliances, a stainless steel sink, and ceramic tile flooring. The primary bedroom boasts luxury vinyl plank flooring and an en suite bathroom, offering a stylish vanity, a new commode, and updated shower doors. Enjoy the convenience of having your own washer and dryer. For your comfort, the HVAC system was replaced in 2014, and ceiling fans in all main rooms help keep you cool. The Florida Room windows and rear door have been replaced to provide enhanced security. Stretch out on your rear patio covered with an awning to provide shade on sunny days, making it a perfect spot to relax. The 55+ community has two activity centers, and two private golf courses with 9 and 18 holes, free exclusively for resident owners. There are two heated swimming pools. The remodeled Cardio Gym has the latest exercise equipment. A very pet-friendly community, there is a fenced dog park with covered seating. There are hobby studios, and a wood shop for the exclusive use of the residents. Activities include fitness classes,



dancing, clubs, cards, billiards, entertainment, classes, and much more. The on-site Good Karma Caf  has take & bake meals and snacks. Close to beaches, transportation, shopping, entertainment, and fine dining. All room sizes, floor plans and square footage are approximate. This property is being transferred by a leasehold estate deed. Association approval is required. If financing, a 35% down payment is required. This unit combines modern convenience with a prime location in a community rich with activities and amenities. Don't miss the chance to make this charming home your own. Schedule a showing today and experience comfortable and convenient living at its finest! All washer, dryer and hookups must be approved by the association.

Built in 1983

Essential Information

MLS� #	TB8320019
Price	\$175,000
Sold Price	\$165,000
Sold Date	March 7th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Year Built	1983
Type	Residential
Sub-Type	Condominium
Status	Sold

Community Information

Address	2256 Philippine Drive 14
Area	Clearwater
Subdivision	ON TOP OF THE WORLD
City	CLEARWATER
County	Pinellas

State	FL
Zip Code	33763-2812

Amenities

Amenities	Elevator(s), Gated, Laundry, Maintenance
Parking	Assigned

Interior

Interior Features	Ceiling Fan(s), Thermostat, Window Treatments
Appliances	Built-In Oven, Cooktop, Dishwasher, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Irrigation System, Lighting, Sidewalk
Roof	Membrane
Foundation	Slab

Additional Information

Date Listed	November 11th, 2024
Days on Market	191

Listing Details

Listing Office	ON TOP OF THE WORLD RE
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