

\$175,000 - 2460 Canadian Way 4, CLEARWATER

MLS® #TB8321943

\$175,000

2 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential

ON TOP OF THE WORLD, CLEARWATER,
FL

Step into a world of opportunity and comfort with this ground floor 2 bed/2 bath condo nestled in the charming Southern Georgian building #17 with parking spot right at your front door. Located close to the bustling East Community Center, this condo offers not only convenience but a lifestyle of leisure and ease. Imagine starting your days by stepping out onto your covered back porch, where the gentle breeze caresses your skin and the mature landscaping offers a feast for the eyes—a tranquil spot for morning coffees or evening reflections. The spacious back patio, accessible from the cozy Florida room off the master bedroom and the kitchen, promises endless hours of relaxation and private outdoor enjoyment.

This condo is like a blank canvas waiting for you to transform it into your personal masterpiece. The interiors are prepped and ready for you to remodel and customize to reflect your unique taste and style, making it truly your own.

Living here means you're part of a vibrant 55+ community brimming with amenities tailored for active lifestyles. Enjoy not one, but two activity centers, and challenge friends at the private golf courses, with both 9 and 18 holes available at no cost to resident owners. For fitness enthusiasts, the remodeled Cardio Gym features the latest exercise equipment. Swim any time of year in one of the two swimming pools, one of which is heated for your comfort.



175 clubs, 4 tennis courts, 2 pickelball courts, 6 lawn bowling courts, 8 shuffleboard courts and so much more.

Pet owners will delight in the very pet-friendly atmosphere, including a fenced dog park with covered seating where your furry friends can play and make friends - up to 2 pets under 50lbs

Beyond the comforts of home, you're positioned just 15 minutes from Florida's most pristine beaches, providing easy access to sun, sand, and surf whenever the mood strikes. The local area is teeming with restaurants, shops, entertainment options, and grocery stores—all conveniently close to US-19.

With a dedicated parking spot right at your front door, this condo offers an unparalleled blend of convenience, potential, and lifestyle in one of Florida's most desirable communities. Don't miss the chance to make this ideal living space your new home. Sold turkey furnished.

Built in 1971

Essential Information

MLS® #	TB8321943
Price	\$175,000
Sold Price	\$160,000
Sold Date	January 3rd, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Year Built	1971
Type	Residential
Sub-Type	Condominium
Style	Other
Status	Sold

Community Information

Address	2460 Canadian Way 4
Area	Clearwater
Subdivision	ON TOP OF THE WORLD
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33763-3749

Amenities

Amenities	Fitness Center, Maintenance, Pool, Shuffleboard Court, Tennis Court(s)
Parking	Curb Parking, Reserved
View	Garden, Trees/Woods

Interior

Interior Features	Ceiling Fan(s), Living Room/Dining Room Combo, Primary Bedroom Main Floor
Appliances	Built-In Oven, Dishwasher, Electric Water Heater, Microwave, Refrigerator
Heating	Heat Pump
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Lighting, Other
Lot Description	City Lot, In County, Landscaped
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	November 20th, 2024
Days on Market	150

Listing Details

Listing Office	FUTURE HOME REALTY INC
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