

\$199,500 - 2284 Philippine Drive 9, CLEARWATER

MLS® #TB8322269

\$199,500

2 Bedroom, 2.00 Bathroom, 1,340 sqft

Residential

ON TOP OF THE WORLD, CLEARWATER,
FL

This property is an ideal blend of comfort and convenience. With its prime location just 1 block from Harbor Lake and across the street from the West Activity Center, the community offers plenty of recreational opportunities like fishing, swimming, and more. This first-floor 2 bed/2 bath condo has an assigned parking spot conveniently situated just outside the front door. As you enter the living room you will notice the laminate flooring extending into the dining room and hallway. The large kitchen is a true delight for anyone who enjoys cooking, with plenty of counterspace, cabinets, a pantry and ceramic tile flooring. The kitchen expands into the Great Room, ideal for entertaining or relaxing. The rear patio is covered with an awning to provide shade while you're barbequing or just lounging around on those hot, sunny days. The condo includes improvements like replacement windows, HVAC (2014), water heater (2020) and ceiling fans, making this home move-in ready and designed for comfort. Located in a vibrant 55+ community, you'll have access to a wide range of amenities designed to enhance your lifestyle. Enjoy two private golf courses (9 and 18 holes), two heated swimming pools, and two activity centers. Stay active in the remodeled cardio gym or engage in various community activities like fitness classes, dancing, clubs, cards, and billiards. Pet owners will love the pet-friendly environment, featuring a fenced dog park and covered



seating areas. Residents can also enjoy hobby studios and a woodshop for creative pursuits. The on-site Good Karma Caf   offers convenient 'take & bake' meals and snacks. Conveniently located near beaches, transportation, shopping, entertainment, and fine dining, this condo perfectly combines comfort with accessibility. Please note that all room sizes, floor plans, and square footage are approximate. This property is being transferred by a leasehold estate deed, and association approval is required. If financing, a 35% down payment is necessary. Schedule your showing today and imagine enjoying the best in comfortable and convenient living! All washer, dryer and hookups must be approved by the association.

Built in 1987

Essential Information

MLS�� #	TB8322269
Price	\$199,500
Sold Price	\$167,000
Sold Date	August 8th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,340
Year Built	1987
Type	Residential
Sub-Type	Condominium
Status	Sold

Community Information

Address	2284 Philippine Drive 9
Area	Clearwater
Subdivision	ON TOP OF THE WORLD
City	CLEARWATER
County	Pinellas

State	FL
Zip Code	33763-2841

Amenities

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

Interior

Interior Features	Ceiling Fan(s), Thermostat, Window Treatments
Appliances	Dishwasher, Electric Water Heater, Range
Heating	Central, Electric
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Irrigation System
Roof	Built-Up
Foundation	Slab

Additional Information

Date Listed	November 18th, 2024
Days on Market	310

Listing Details

Listing Office	ON TOP OF THE WORLD RE
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