

# \$450,000 - 764 Ruskin Road, CLEARWATER

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MLS® #TB8328954

## \$450,000

3 Bedroom, 2.00 Bathroom, 1,780 sqft

Residential on 0.18 Acres

COLLEGE HILL ESTATES, CLEARWATER, FL

Clearwater â€” This 3 bedroom, 2 bath, 2 car garage home - almost 1800 sq ft - is located in the family friendly College Hill neighborhood.

As you arrive, notice the large shade tree, mature landscaping, and updated windows and doors. The entry takes you into either the living room or into the family room. The living room flows into the dining room which opens to the kitchen. The kitchen has wood cabinets with sliding shelves, solid surface counters, stainless appliances, and a work island. The Kitchen overlooks the family room with a stone-faced, wood-burning fireplace and opens to the bonus room. The Bonus room has French doors that open to the outdoor living space. The main living spaces have easy-care tile floors and neutral paint. The Primary suite is complete with a walk-in closet and private bath. The primary bedroom has laminate wood floors, lots of natural light, and a walk-in closet with organizer. The updated primary bath is complete with a solid surface vanity with integrated sink, custom tiled walk-in shower with dual shower heads, and plenty of storage. The secondary bedrooms are sizable with walk-in closets, laminate wood floors, lots of natural light, and share the hall bath. The outdoor living space has a large paved patio â€” a covered section and a section to allow you to soak in the Florida sunshine â€” all overlooking the spacious fenced rear yard. There is a large shed to house your outdoor items and toys with plenty of space left for fun



times with family and friends or to create the oasis of your dreams. Roof 2023, WH 2021. Centrally located near Gulf beaches, and for easy commutes to airports and surrounding cities. Close to shopping, restaurants, and entertainment. Come take a look! You'll like what you see!

Built in 1969

Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | TB8328954               |
| Price          | \$450,000               |
| Sold Price     | \$440,000               |
| Sold Date      | February 21st, 2025     |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,780                   |
| Acres          | 0.18                    |
| Year Built     | 1969                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 764 Ruskin Road         |
| Area        | Clearwater/Sunset Point |
| Subdivision | COLLEGE HILL ESTATES    |
| City        | CLEARWATER              |
| County      | Pinellas                |
| State       | FL                      |
| Zip Code    | 33765-2337              |

Amenities

|              |                    |
|--------------|--------------------|
| Parking      | Garage Door Opener |
| # of Garages | 2                  |

Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Living Room/Dining Room Combo, Split Bedroom, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator               |
| Heating           | Central, Electric                                                               |
| Cooling           | Central Air                                                                     |
| Fireplace         | Yes                                                                             |
| Fireplaces        | Family Room, Wood Burning                                                       |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | French Doors |
| Lot Description   | City Lot     |
| Roof              | Shingle      |
| Foundation        | Slab         |

## School Information

|            |                          |
|------------|--------------------------|
| Elementary | Eisenhower Elementary-PN |
| Middle     | Safety Harbor Middle-PN  |
| High       | Clearwater High-PN       |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 14th, 2024 |
| Days on Market | 164                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | FUTURE HOME REALTY INC |
|----------------|------------------------|

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