

# \$599,000 - 1952 Marlinton Way, CLEARWATER

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MLS® #TB8333081

**\$599,000**

3 Bedroom, 4.00 Bathroom, 2,283 sqft

Residential on 0.08 Acres

MONTCLAIR LAKE TWNHMS - PH 1,  
CLEARWATER, FL

This is a pristine townhome with pond view in a gated community in a convenient location with first floor master! What more can you ask for? This sought-after floorplan not only features a first floor master, but has a spacious second floor with 2 bedrooms, 2 complete bathrooms, and a large open loft which gives you plenty of extra family space. The upgrades are noticable, which include the upgraded appliance package, the stair and loft railings compared to the builder default of the half wall. This makes the unit flow with great light and air. This beautiful home was lightly lived in and looks brand new. The laundry room is conveniently located off the kitchen. The two-car attached garage leads right into the kitchen/dinette area for convenience when bringing home your groceries. The pool is 8 units away for an easy walk with your pool toys. We have 88 total units for a nicely-sized, friendly community. Schedule your showing. Meet some neighbors!! Look forward to hearing from you. All information in this listing is done with care. Buyer to verify all information.



Built in 2018

## Essential Information

MLS® # TB8333081

Price \$599,000

|                |                    |
|----------------|--------------------|
| Sold Price     | \$594,000          |
| Sold Date      | January 24th, 2025 |
| Bedrooms       | 3                  |
| Bathrooms      | 4.00               |
| Full Baths     | 3                  |
| Half Baths     | 1                  |
| Square Footage | 2,283              |
| Acres          | 0.08               |
| Year Built     | 2018               |
| Type           | Residential        |
| Sub-Type       | Townhouse          |
| Status         | Sold               |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1952 Marlinton Way           |
| Area        | Clearwater                   |
| Subdivision | MONTCLAIR LAKE TWNHMS - PH 1 |
| City        | CLEARWATER                   |
| County      | Pinellas                     |
| State       | FL                           |
| Zip Code    | 33763-4295                   |

### Amenities

|               |                    |
|---------------|--------------------|
| Parking       | Garage Door Opener |
| # of Garages  | 2                  |
| View          | Water              |
| Is Waterfront | Yes                |
| Waterfront    | Pond               |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Eating Space In Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer                                                                                        |
| Heating           | Central                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                      |
| # of Stories      | 2                                                                                                                                                |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Hurricane Shutters, Irrigation System, Sidewalk, Sliding Doors |
| Roof              | Shingle                                                        |
| Foundation        | Slab                                                           |

**School Information**

|            |                              |
|------------|------------------------------|
| Elementary | McMullen-Booth Elementary-PN |
| Middle     | Safety Harbor Middle-PN      |
| High       | Dunedin High-PN              |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 31st, 2024 |
| Days on Market | 148                 |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | CHARLES RUTENBERG REALTY INC |
|----------------|------------------------------|

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