

\$170,000 - 2460 Canadian Way 6, CLEARWATER

MLS® #TB8334126

\$170,000

2 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 3.39 Acres

ON TOP OF THE WORLD, CLEARWATER,
FL

MOTIVATED SELLER- Look no further. First floor unit in Top Of The World ready for a new owner. Fresh paint, ceiling fans, new luxury vinyl, Newer A/C, Water Heater and Electric panel, makes it move in ready!

This condo offers a range of outdoor and community amenities that enhance the living experience. The beautifully landscaped grounds are lined with mature oak trees. For pet lovers, the property includes a dedicated dog run. The community boast many features designed for an active and social lifestyle. Residents have access to a community pool, spa and a fitness center. Golf enthusiasts appreciate the on-site golf course. Additional amenities include a clubhouse, recreational facilities, and storage options, ensuring every need is met. Security and convenience are paramount in this gated community. With 24-hour guard service, you can have peace of mind knowing that safety is a top priority. Essential services such as water, sewer, and trash. With its combination of comfortable living spaces, modern amenities, and a vibrant community, this condo represents an excellent opportunity to enjoy the best of Florida living. Don't miss the chance to make this charming residence your new home. Conveniently located near 10 minutes from downtown Dunedin, 15 minutes to clearwater beach, and 25 min to Tampa International Airport. No separate land lease fee - part of monthly maintenance - 99 yr lease good through 2119



Built in 1971

Essential Information

MLS® #	TB8334126
Price	\$170,000
Sold Price	\$160,000
Sold Date	August 8th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	3.39
Year Built	1971
Type	Residential
Sub-Type	Condominium
Status	Sold

Community Information

Address	2460 Canadian Way 6
Area	Clearwater
Subdivision	ON TOP OF THE WORLD
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33763-3749

Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Golf Course, Pool, Spa/Hot Tub, Storage, Tennis Court(s), Vehicle Restrictions
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Interior

Interior Features	Ceiling Fan(s), Living Room/Dining Room Combo, Split Bedroom
Appliances	Dishwasher, Dryer, Exhaust Fan, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Lighting, Sidewalk, Tennis Court(s)
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Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	January 1st, 2025
Days on Market	243

Listing Details

Listing Office	REALTY EXPERTS
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