

\$440,000 - 1949 Arvis Circle E, CLEARWATER

MLS® #TB8337462

\$440,000

4 Bedroom, 2.00 Bathroom, 2,477 sqft
Residential on 0.20 Acres

ARVIS CIRCLE, CLEARWATER, FL

Investment Opportunity with Incredible Potential!

Discover endless potential with a spacious 4-bedroom, 2-bathroom split-floorplan pool home with a 2-car garage, situated in a quiet and desirable Arvis Circle neighborhood. This property gives you a rare opportunity to transform a blank canvas into the home of your dreams or a lucrative investment. With its thoughtful design, prime location, and standout features, the possibilities are endless, making it an ideal investment or blank canvas to create your dream home.

Outdoor Oasis: The home's exterior is a showstopper, starting with the extended paved half-circle driveway, updated in 2021, and surrounded by lush tropical landscaping. A covered front porch with a tongue-and-groove ceiling (2023) and elegant double glass-paneled doors create a warm and inviting entryway.

The screened-in lanai is perfect for year-round enjoyment, complete with a tongue-and-groove ceiling (2023), ceiling fans, and an epoxy-coated floor (2023) for low-maintenance luxury. The outdoor kitchen boasts granite countertops, a stainless steel sink and refrigerator, and a Lion Gas Grill renowned for its superior craftsmanship. Step out to the private pool, set in a fenced-in



backyard surrounded by tropical landscaping, for unmatched serenity and seclusion.

Interior Highlights:

- * Bright and Open Layout: The living room features a large picture window framing swaying palms, while the dining room offers sliding glass doors that seamlessly connect to the outdoor spaces.
- * Kitchen and Family Room: The kitchen has built-in cabinets, appliances, and space for casual dining, flowing effortlessly into the family room for gatherings and entertaining.
- * Primary Suite Retreat: The primary bedroom is light and spacious, with sliding doors that lead to the pool and backyard. The ensuite bath and ample space to accommodate a king-sized bed make it a true sanctuary.
- * Additional Bedrooms and Bath: Three additional bedrooms give flexibility for family, guests, or a home office. The second bathroom features tile flooring and a tub with a shower.
- * Laundry Room: A dedicated laundry room with overhead cabinets adds convenience.

Recent Improvements:

- * Solar Panels by Sun Run for energy efficiency.
- * Hydaway Drainage System (2021) for peace of mind.
- * New ductwork (2023)
- * New Trane Air Conditioner 2023.
- * Two storage sheds were added in 2023.
- * Landscaping refreshed in 2022.
- * Repiped the entire home in 2023.
- * New Pool Pump 2024

Location, Location, Location: This property is conveniently located near shopping, dining, schools, and two airports. Just minutes from the 163-acre Eagle Lake Park, featuring paved trails, a dog park, a playground, picnic shelters, and more. Additionally, you'll find Largo Central Park, the Central Park Performing Arts Center, and the

award-winning Largo Community Center nearby.

Bring your imagination and vision to make this home your own. With its unbeatable location, standout outdoor features, and spacious floor plan, this property is a true gem waiting to shine.

Built in 1972

Essential Information

MLS® #	TB8337462
Price	\$440,000
Sold Price	\$415,000
Sold Date	April 3rd, 2025
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,477
Acres	0.20
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold

Community Information

Address	1949 Arvis Circle E
Area	Clearwater
Subdivision	ARVIS CIRCLE
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33764-6420

Amenities

Parking	Circular Driveway, Driveway, Garage Door Opener, Oversized
# of Garages	2

View	Pool
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)
Appliances	Electric Water Heater, Microwave, Range
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Outdoor Grill, Outdoor Kitchen, Private Mailbox, Sidewalk, Sliding Doors
Lot Description	Flood Insurance Required, In County, Landscaped, Level, Sidewalk
Roof	Shingle
Foundation	Slab

School Information

Elementary	Belcher Elementary-PN
Middle	Oak Grove Middle-PN
High	Largo High-PN

Additional Information

Date Listed	January 13th, 2025
Days on Market	176

Listing Details

Listing Office	KELLER WILLIAMS REALTY- PALM H
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