

\$259,000 - 2222 Americus Boulevard N 2, CLEARWATER

MLS® #TB8340920

\$259,000

2 Bedroom, 2.00 Bathroom, 1,370 sqft
Residential

ON TOP OF THE WORLD, CLEARWATER,
FL

Welcome to your conveniently located first floor end unit just one block from the West Activity Center! Pull into your assigned parking space right outside your front door and step inside to a light and bright living room with additional windows in the living room, kitchen and Great room. There's no carpet in this unit ? enjoy the classic look of easy to maintain ceramic tile floors throughout the condo! The extra large eat in kitchen includes a pantry and plenty of cabinets and counterspace to make this kitchen a true delight for any home chef. The primary bedroom boasts an en suite bathroom for privacy and convenience. For your comfort, the HVAC system was replaced in 2024, and ceiling fans in all the main rooms help keep you cool. The windows have been replaced for added energy efficiency. Access your private, fenced in rear patio from the Great Room, the perfect outdoor spot to relax or barbeque. The 55+ community has two activity centers, and two private golf courses with 9 and 18 holes, free exclusively for resident owners. There are two heated swimming pools. The remodeled Cardio Gym has the latest exercise equipment. A very pet-friendly community, there is a fenced dog park just a block away with covered seating. There are hobby studios, and a wood shop for the exclusive use of the residents. Activities include fitness classes, dancing, clubs, cards,



billiards, entertainment, classes, and much more. The on-site Good Karma Caf  has take and bake meals and snacks. Close to beaches, transportation, shopping, entertainment, and fine dining. All room sizes, floor plans and square footage are approximate. This property is being transferred by a leasehold estate deed. Association approval is required. If financing, 35% down is required. This unit combines modern conveniences with a prime location in a community rich with activities and amenities. Schedule a showing today and experience comfortable and convenient living at its finest.

Built in 1986

Essential Information

MLS� #	TB8340920
Price	\$259,000
Sold Price	\$239,000
Sold Date	May 15th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,370
Year Built	1986
Type	Residential
Sub-Type	Condominium
Status	Sold

Community Information

Address	2222 Americus Boulevard N 2
Area	Clearwater
Subdivision	ON TOP OF THE WORLD
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33763-2703

Amenities

Amenities	Elevator(s), Gated, Laundry, Maintenance
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Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Thermostat, Window Treatments
Appliances	Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Irrigation System, Lighting, Sidewalk
Roof	Built-Up
Foundation	Slab

Additional Information

Date Listed	January 20th, 2025
Days on Market	214

Listing Details

Listing Office	ON TOP OF THE WORLD RE
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