

\$500,000 - 1944 Arvis Circle E, CLEARWATER

MLS® #TB8344511

\$500,000

3 Bedroom, 2.00 Bathroom, 1,944 sqft

Residential on 0.65 Acres

ARVIS CIRCLE, CLEARWATER, FL

Welcome to Arvis Circle, a small collection of homes beaming with pride of ownership, surrounded by serene water views of Allen's Creek yet minutes from all of life's conveniences. If you're a nature-lover this neighborhood is for you! Eagle Lake Park with trails and a playground is just around the corner and includes a Dog Park for the fur babies. The Highland Recreation Complex is less than 2 miles away and offers a 3-story indoor playground, walking track, basketball courts, a fitness center and the tallest municipal waterslide in all of Pinellas County! Tons of restaurants, banks, groceries and more are minutes away. And, St. Paul's Independent School, one of Clearwater's top private schools, is located just outside of Arvis Circle. This home enjoys 125 feet of water frontage on Allen's Creek, which connects to Tampa Bay and offers great boating, fishing, kayaking and paddleboarding and you'll never tire of the wildlife sightings. 1944 Arvis is West facing which allows the most gorgeous sunrises over the mangroves on Allen's Creek, without obstruction from other homes. You can also enjoy boat parades through Allen's Creek and even rocket launch sightings from the East Coast, all from the comfort of your screened-in pool and lanai. Hurricane Helene affected the interior of this home, providing the opportunity to create your own vision. The structure is sound, the roof is less than 3 years old and has brand new solar panels on top and the location and neighborhood cannot be



beat. This is your chance to secure your forever home in a prime neighborhood. The home offers 1,944 living square footage with a split floor plan, an inside laundry room, formal living and dining, and a convenient pool bath. The primary bedroom, living room, kitchen and family room overlook the pool and waterfront backyard. The two car garage provides tons of space and the solar panels were installed one day before the hurricane and sustained no damage. This home will make a loving abode for a new family to create memories to last a lifetime!

Built in 1975

Essential Information

MLS® #	TB8344511
Price	\$500,000
Sold Price	\$500,000
Sold Date	March 14th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,944
Acres	0.65
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1944 Arvis Circle E
Area	Clearwater
Subdivision	ARVIS CIRCLE
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33764-6423

Amenities

Parking	Driveway, Off Street
# of Garages	2
View	Water
Is Waterfront	Yes
Waterfront	Creek
Has Pool	Yes

Interior

Interior Features	Kitchen/Family Room Combo, Living Room/Dining Room Combo
Appliances	Water Softener
Heating	Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Rain Gutters
Lot Description	FloodZone, Oversized Lot
Roof	Shingle
Foundation	Slab

School Information

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

Additional Information

Date Listed	January 30th, 2025
Days on Market	148

Listing Details

Listing Office	KELLER WILLIAMS ST PETE REALTY
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