

\$335,000 - 2559 Stony Brook Lane, CLEARWATER

MLS® #TB8346700

\$335,000

3 Bedroom, 3.00 Bathroom, 1,806 sqft

Residential on 0.06 Acres

BROOKFIELD AT ESTANCIA,
CLEARWATER, FL

****\$32K PRICE REDUCTION**** Brookfield HOA is ONLY \$310/Mon (NO INCREASE IN 2025!)! You Can't Afford to Ignore this Home!!

HIGH/DRY = *NON EVACUATION / FLOOD ZONE X* Brookfield Consists of 454

Townhomes & Villas in the Heart of Countryside! Offers a Diverse Blend of Residents! ALL ARE WELCOME!!; VERY PET FRIENDLY (NO WEIGHT LIMIT!)! Developed 1991-1999, w/97 Bldgs: 2 Villas/Bldg & 6 Townhomes/Bldg, x24 Models, Ranging Slightly >1,000sf to > 2,000sf Interior Space! ALL HAVE a Garage, Screened in Lanai, Fenced Backyard! These ARE NOT CONDOMINIUM-OWNERSHIP HOMES; MILESTONE INSPECTIONS NOT APPLICABLE HERE = Fee Simple

Ownership!! Enjoy 2 Recreational Areas: West Side of Community Boasts a Full Clubhouse w/Kitchen (Available for Rent!), 2 Tennis/Pickleball Courts, Large Pool & Spa. East Side has a Cabana, Pool, & Spa! Enter into Foyer, 1½ Bath, Sizable Coat Closet + Spacious "Under Stairwell" Storage " (*New Rheem Water Heater Located In Stairwell Closet) " Leaving More Room in Your 1CG! 1st Floor "Great Room" is Larger-Than-Life (20'x16'), Dining Nook, & Oversized Eat-in Kitchen (9'x15')! Enjoy a Wood Burning Fireplace in LR on Chilly Nights! Breakfast Bar Sits x4 & Features Addt Cabinets! LOADS of STORAGE! Kitchen has Great Condition



Laminate Counters, Newer Appliances, Wood Cabinetry, HUGE Updated Sink!
Pass-Through Laundry/Utility Room off Kitchen Leads to Garage. (Washer 2024/Dryer 2012 Convey). Floors UPDATED to Gorgeous LVP (2019)!! Screened/Covered Lanai (7'x11' w/11' Vaulted Ceilings)
Access thru 2 Sets of Sliding Glass Doors; Lanai Becomes Your Outdoor Living Room! Garden, Sunbath, Grill Out in Backyard! 2nd Level (Carpeted) has Primary Suite (20'x20'), MASSIVE by Most Standards w Ensuite Bath Featuring a Tastefully Tiled Walk-In Shower w Window for Aeration, (6'x7') Walk-in Close, + Vanity/Dressing Area! (Layout is Perfect for a Dual Sink Vanity Reno!) Vaulted Ceilings Create a Voluminous Aesthetic... Roomy Enough for a Comfortable Seating Area "A Private Space to Relax!! Bedrooms #2 & #3 Opposite From Primary Bedrm (Privacy)! 2nd Full Bath w Tub/Shower, Wide Vanity, Linen Closet! Bedroom #2 has a Large Walk-in Closet! All Rooms in this 1,806sf Home are VERY SPACIOUS, Allowing Room for All to LIVE PEACEFULLY! Location! 5-Mins from Countryside Mega-Shopping Experience! Medical Care & Lifestyle Needs <10-20-mins in ANY Direction. Downtown Dunedin, Safety Harbor, Clearwater, or Palm Harbor <10-20-mins! Honeymoon Island, Clearwater Beach <20-mins! Hwy 19 Construction is Creating a Service Rd to Enter/Exit; It's a Well Planned Traffic Improvement for the Community Overall! You CAN Enter/Exit, North or Southbound, via Hammock Pine Blvd. TRAFFIC LIGHT onto Hwy 19! AFFORDABLE \$310/Mon HOA Fee Includes Grounds/Ext Maintenance, Ext Painting, Fences/ROOF Replacements, Recreational Upkeep, Prof. Mgmt, Trash, Subterranean Termite Preventative Care, & More! Brookfield is Kept in Excellent Shape! The Lakes, Landscaping, Location, & Amenities, Combined w LOW HOA

& PRICE Makes for a Wise Choice in This Market! ****UPDATES**** Water Heater 2025; Washing Machine 2024, Roof 2023, Light Fixtures & Ceiling Fans 2021; Fresh Paint 2019; Water Softener + Filtration System 2018; Dishwasher 2018; HVAC 2014; Dryer 2012! ***Click On 3D TOUR = IMMERSIVE TOURING EXPERIENCE!**

Built in 1993

Essential Information

MLS® #	TB8346700
Price	\$335,000
Sold Price	\$335,000
Sold Date	April 30th, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,806
Acres	0.06
Year Built	1993
Type	Residential
Sub-Type	Townhouse
Status	Sold

Community Information

Address	2559 Stony Brook Lane
Area	Clearwater
Subdivision	BROOKFIELD AT ESTANCIA
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33761-2576

Amenities

Amenities	Clubhouse, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Tennis Court(s)
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Parking	Curb Parking, Driveway, Garage Door Opener
# of Garages	1
Waterfront	Lake

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Eating Space In Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Skylight(s), Solid Wood Cabinets, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer, Water Filtration System, Water Softener
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2

Exterior

Exterior Features	Courtyard, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	In County, Landscaped, Level, Near Golf Course, Near Marina, Near Public Transit, Sidewalk, Unincorporated
Roof	Shingle
Foundation	Slab

School Information

Elementary	Curlew Creek Elementary-PN
Middle	Palm Harbor Middle-PN
High	Countryside High-PN

Additional Information

Date Listed	February 7th, 2025
Days on Market	179
Zoning	RM-12.5

Listing Details

Listing Office	LAROCK REALTY & PROPERTY MGMT.
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