

\$399,900 - 2509 Estancia Boulevard, CLEARWATER

MLS® #TB8349366

\$399,900

2 Bedroom, 2.00 Bathroom, 1,370 sqft

Residential on 0.13 Acres

BROOKFIELD, CLEARWATER, FL

Welcome Home to Brookfield, a family and pet friendly neighborhood that is quiet and safe. Active community with 2 pools, tennis/pickleball courts and clubhouse. HOA covers roof replacement, front lawn care & watering, exterior house painting, mailboxes, trash services, and termite treatment all for \$310 a month. Quiet streets for walking and riding. Picturesque pond view, green space and mature landscaping throughout. Close to restaurants, shopping and trails. Short distance to downtown Dunedin, Safety Harbor, Palm Harbor, Honeymoon Island and airports. This 2-bedroom and 2-bathroom home is an end unit with an open lot to the west of the home adding extra yard between you and the neighbor and no rear neighbors! Across the street is a serene pond which adds to the open views from the home. BONUS, this is likely to be the only property in the community with a private pool! Completely updated over the last few years; Pool pump 2024, pool resurfaced 2021, all kitchen appliances 2020, AC and water heater 2019. You will enjoy shaker cabinets with Quartz countertops throughout, luxury vinyl plank flooring in the common areas with tile floors in the kitchen and bathrooms. The Florida room can double as a covered lanai by opening the windows and enjoying the view of your private pool! Hurricane shutters on every window and door. The fence is included in the HOA fee. This is X flood zone and a Non-Evacuation zone as well. Come and see it today!



Built in 1998

Essential Information

MLS® #	TB8349366
Price	\$399,900
Sold Price	\$390,000
Sold Date	May 7th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,370
Acres	0.13
Year Built	1998
Type	Residential
Sub-Type	Villa
Status	Sold

Community Information

Address	2509 Estancia Boulevard
Area	Clearwater
Subdivision	BROOKFIELD
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33761-2640

Amenities

Amenities	Clubhouse, Pickleball Court(s), Tennis Court(s)
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Living Room/Dining Room Combo, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator
Heating	Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Sidewalk, Sliding Doors
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 13th, 2025
Days on Market	190
Zoning	RM-12.5

Listing Details

Listing Office	COASTAL PROPERTIES GROUP INTERNATIONAL
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