

\$310,000 - 2263 Citrus Court, CLEARWATER

MLS® #TB8353216

\$310,000

3 Bedroom, 2.00 Bathroom, 1,430 sqft

Residential on 0.05 Acres

VILLAS OF LAKE ARBOR, CLEARWATER,
FL

PRICE IMPROVEMENT! Welcome to this immaculate 3-bedroom, 2-bathroom end unit villa, located in the desirable 55+ community of Villas of Lake Arbor. This is a true gem! The home boasts a bright and airy atmosphere with plenty of natural light. The floor plan is open and spacious, designed for comfort and functionality.

The living room and dining room are seamlessly combined, offering a great space. The designed with split bedrooms, ensuring privacy for all. The master bedroom is generously sized and includes an ensuite bathroom, while the other two bedrooms and share an updated bathroom.

Enjoy the outdoors on the front porch or the large rear screened-in porch. The tile roof was replaced in 2021. Furnishings are negotiable, making it an added bonus.

Community amenities include a lakefront heated pool with clubhouse, an outdoor cooking area, and fishing dock. The monthly maintenance fee covers cable, internet, heated pool, water, sewer, trash and grounds maintenance, providing a hassle-free lifestyle. This end-unit villa is not just a house, it's a haven of peace and convenience, ready for you to make it your new home. An added bonus is you can move in with your furry friend under 25 pounds! Great location close to



shopping, dining, airports, medical facilities,
and gorgeous gulf beaches!

Built in 1987

Essential Information

MLS® #	TB8353216
Price	\$310,000
Sold Price	\$300,000
Sold Date	July 15th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,430
Acres	0.05
Year Built	1987
Type	Residential
Sub-Type	Villa
Status	Sold

Community Information

Address	2263 Citrus Court
Area	Clearwater
Subdivision	VILLAS OF LAKE ARBOR
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33763

Amenities

Parking	Guest
Waterfront	Lake

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Open Floorplan, Split Bedroom, Vaulted Ceiling(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Electric

Cooling Central Air

Exterior

Exterior Features Lighting, Sliding Doors
Roof Tile
Foundation Block

Additional Information

Date Listed February 28th, 2025
Days on Market 226
Zoning RPD-7.5

Listing Details

Listing Office BILTMORE GROUP INC

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