

\$249,000 - 2170 Americus Boulevard S 6, CLEARWATER

MLS® #TB8353679

\$249,000

2 Bedroom, 2.00 Bathroom, 1,340 sqft
Residential on 5.39 Acres

ON TOP OF THE WORLD, CLEARWATER,
FL

BACK ON MARKET â€ Clean Inspection,
Smooth Process, Buyer Simply Withdrew,
property is ready for its next owner. Welcome
to this fantastic first-floor end unit. Get ready to
fall in love with this well-maintained 2 bed/2
bath Eldorado Model on the trendy West Side
of OTOW, right on the shores of Harbor Lake.
From the moment you arrive, the awesome
curb appeal with an extended front patio will
excite you to see more.

Step inside, and the spacious living
room/dining room combo will wow you with its
crown molding and mirrored wall. The whole
unit boasts plantation shutters for a coastal
feel, covering updated windows. You'll see
beautiful laminate flooring throughout, and
there is no carpet to worry about!

The kitchen is a total showstopper with granite
countertops, soft-close wood cabinets, newer
stainless steel appliances, a kitchen island,
and a large lighted pantry. Right off the kitchen
is a roomy Gathering Room, perfect for
relaxing after a long day, gazing out onto your
beautiful fenced back patio, stepping out, and
enjoying the peacefulness and conservation
views.

Tour the rest of the unit and find the primary
bedroom is roomy and comes with a fully
updated en-suite bath, a separate laundry
closet, and a 2-year new GE washer and dryer



for ultimate convenience. BRAND NEW A/C - UV LIGHT 2025. Both bedrooms have plenty of closet space. You get both front and rear patios, offering versatile outdoor living spaces. You can make this place your own! Your Parking place is right in front of your door with Visitor Spaces close by, This unit will not last long! Take a walk Harbor Lake's shores beckonâ€”a tranquil retreat where walking trails and park benches invite contemplation. Sit on a community bench, gaze over the lake, and let time slow down. Stroll along the winding trail, breathe in the whispers of nature, and find solace The building is a quick drive or walk away from the West Activity Center. A hot tub awaits here, its warmth melting away the day's cares. An Olympic-sized heated pool invites you to swim, laugh, and bask in the sun. Billiards room, computer labâ€”each corner promises connection and joy. For our furry friends, the dog park lies just beyond the recreation centerâ€”a wagging tail's paradise. The East Side boasts not one, but two golf coursesâ€”a golfer's dream. The clubhouse stands tall, its heated pool an oasis of laughter and camaraderie. Craft rooms hum with creativity, clubs gather, and the ballroom dances to life with DJs and live bands. Card rooms, tennis courts, horseshoes, grilling areasâ€”the leisure canvas awaits. And PICKLE BALL â€”a spirited game where paddles meet laughter. On-site, the Good Karma CafÃ© tempts with take-and-bake meals and snacks. Here, conversations flow, and friendships brew. Clearwater Beach is one of the Top beaches in the country. It is only 10 miles away and an easy drive to Tampa International Airport. If youâ€™re looking for a comfortable and peaceful place to call home, this condo is perfect. Sold AS-IS. The room sizes are approximate, The Buyer/Buyer Agent is responsible for confirming information. For Financing transactions, 35% down payment and Association approval are required. This

property is being conveyed as a leasehold estate deed. Use FAR BAR "AS IS" for all offers. PROOF OF FUNDS or If Financing a PRE-APPROVAL ARE REQUIRED.

Built in 1988

Essential Information

MLS® #	TB8353679
Price	\$249,000
Sold Price	\$239,000
Sold Date	September 23rd, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,340
Acres	5.39
Year Built	1988
Type	Residential
Sub-Type	Condominium
Status	Sold

Community Information

Address	2170 Americus Boulevard S 6
Area	Clearwater
Subdivision	ON TOP OF THE WORLD
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33763-2853

Amenities

Amenities	Pickleball Court(s), Recreation Facilities, Shuffleboard Court, Spa/Hot Tub, Storage, Tennis Court(s)
Parking	Assigned

Interior

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

Exterior

Exterior Features	Storage
Roof	Built-Up, Membrane, Shingle
Foundation	Slab

Additional Information

Date Listed	February 21st, 2025
Days on Market	189

Listing Details

Listing Office	COLDWELL BANKER REALTY
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