

# \$298,500 - 1260 S Hillcrest Avenue, CLEARWATER

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MLS® #TB8362275

**\$298,500**

2 Bedroom, 1.00 Bathroom, 744 sqft

Residential on 0.13 Acres

ARDMORE PLACE REP, CLEARWATER, FL

**\*\*Seller will pay 2500.00 in closing costs\*\***

Discover the perfect blend of comfort and convenience in this delightful 2-bedroom, 1-bathroom home, nestled on a generous corner lot at 1260 S Hillcrest Ave, Clearwater, FL. This residence features a cozy 744 sq ft interior that invites you to relax and enjoy its stylish updates, including a modern kitchen with solid surface countertops and brushed gold accents, and an elegantly tiled bathroom enhanced with similar sophisticated touches. A new roof, along with new ac, provide additional peace of mind. Step outside to a fenced yard where a producing mango tree adds a touch of nature's bounty, and a covered front porch and patio allow for serene spaces for outdoor living. The property includes a handy shed for extra storage. Positioned in a friendly community, this home is ideally situated close to reputable schools such as Clearwater High, Oak Grove Middle, and Plumb Elementary, making it not just a peaceful retreat but also an excellent rental opportunity with great income potential. Whether you're looking for a starter home, downsizing, or seeking a worthwhile investment, this property promises a blend of lifestyle and opportunity in the heart of Clearwater. Ready to move in and enjoy or use as a rental property (home has current tenant and can move in 30-45 days from date of contract), this home awaits its new owners with open arms and endless possibilities.



Built in 1960

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | TB8362275               |
| Price          | \$298,500               |
| Sold Price     | \$290,000               |
| Sold Date      | August 28th, 2025       |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 744                     |
| Acres          | 0.13                    |
| Year Built     | 1960                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1260 S Hillcrest Avenue |
| Area        | Clearwater/Belleair     |
| Subdivision | ARDMORE PLACE REP       |
| City        | CLEARWATER              |
| County      | Pinellas                |
| State       | FL                      |
| Zip Code    | 33756-4362              |

## Amenities

|              |   |
|--------------|---|
| # of Garages | 1 |
|--------------|---|

## Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Cathedral Ceiling(s), Kitchen/Family Room Combo, Solid Surface Counters |
| Appliances        | Dishwasher, Disposal, Microwave, Refrigerator                           |
| Heating           | Central, Electric                                                       |
| Cooling           | Central Air                                                             |
| # of Stories      | 1                                                                       |

## Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Storage    |
| Lot Description   | Corner Lot |
| Roof              | Shingle    |

Foundation                      Slab

**School Information**

Elementary                      Plumb Elementary-PN  
Middle                              Oak Grove Middle-PN  
High                                Clearwater High-PN

**Additional Information**

Date Listed                      March 14th, 2025  
Days on Market                187

**Listing Details**

Listing Office                    COLDWELL BANKER REALTY

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