

\$444,900 - 1265 Magnolia Drive, CLEARWATER

MLS® #TB8368528

\$444,900

2 Bedroom, 2.00 Bathroom, 1,584 sqft

Residential on 0.22 Acres

MCVEIGH SUB 1ST ADD, CLEARWATER, FL

One or more photo(s) has been virtually staged. Imagine coming home to your own tropical sanctuary, where the stress of the day melts away as you step into a world of tranquility. Nestled in a peaceful Clearwater community, just minutes from the beach, this charming, beach-inspired retreat sits on a spacious 0.22-acre lot and boasts 2 bedrooms, a versatile bonus room (perfect for a 3rd bedroom), 2 beautifully updated bathrooms, and an inviting open floor plan. From the moment you arrive, the home's™ impeccable curb appeal, lush tropical landscaping, and thoughtful upgrades will instantly make you feel at home. Step inside and embrace the relaxed, beachy vibe. The light and bright living room features new vinyl flooring that flows seamlessly into the adjacent kitchen, creating an open and cohesive space for entertaining or everyday living. The updated kitchen, with its built-in pantry, flows effortlessly into the dining area, flexible bonus room, and the second updated full bathroom—making it the ideal space for family gatherings or quiet evenings at home. The primary bedroom offers privacy with its pocket door leading to the updated en-suite bathroom, while the second bedroom, located on the opposite side of the bathroom, provides the perfect retreat for guests or family members to unwind in comfort. Venture outside to your private, tropical backyard, where the large covered patio and extended concrete space provide endless possibilities



for entertaining. Imagine hosting backyard barbecues, relaxing under the stars, or gathering around the cozy pole barn for evening campfires. The fully fenced yard ensures privacy, while the two-car garage and additional parking offer plenty of convenience for you and your guests. One of the standout features of this home is the energy-saving solar panels, reducing your electric bill to an incredible \$35 per month. And here's an added bonus: with an accepted offer, the seller is willing to pay off the remaining solar panel loan (approximately \$19,000) at closing. The loan currently carries a low fixed interest rate of just 1.49%. The property also benefits from reclaimed water, providing further monthly savings on irrigation costs while supporting sustainable water use. Additional upgrades include: GAF Shingle Roof replaced in 2013 and a flat roof replaced in 2016; 2019 AC unit with a newer Solaris whole-house air purifier; Brand new ductwork; 2023 Hot water heater; updated electrical system; A recent moisture barrier installed in the attic for added protection; Updated double-pane windows for enhanced energy efficiency; Vivint smart home security system; Freshly painted interiors along with updated kitchen, flooring, and bathrooms. One of the biggest advantages of this property is its high and dry location, safely away from the storm surge zone while still just a short drive to the beach. It's the perfect spot to enjoy coastal living without the risks. For outdoor enthusiasts, the Magnolia Fishing Pier, just 1.5 miles away, provides a tranquil spot to relax, fish, and soak up the Florida sunshine. Additionally, Clearwater Beach is less than 4 miles away, offering easy access to vibrant dining, entertainment, and sunny outdoor activities. The Pinellas Trail, just minutes away, is ideal for biking or jogging through scenic Florida landscapes. With its close proximity to the beach, major upgrades, energy savings, and the location, this home is

perfect for full-time living, a vacation retreat, or
a LUCRATIVE INVESTMENT PROPERTY.

Built in 1960

Essential Information

MLS® #	TB8368528
Price	\$444,900
Sold Price	\$443,900
Sold Date	June 3rd, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,584
Acres	0.22
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1265 Magnolia Drive
Area	Clearwater/Belleair
Subdivision	MCVEIGH SUB 1ST ADD
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33756-4292

Amenities

Parking	Boat, Driveway, Garage Door Opener, Guest, On Street, Oversized, Parking Pad, RV Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Open Floorplan, Solid Wood Cabinets, Stone Counters
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Filtration System

Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Rain Gutters, Sidewalk
Lot Description	City Lot, Landscaped, Near Golf Course, Near Marina, Near Public Transit, Oversized Lot
Roof	Shingle
Foundation	Slab

School Information

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

Additional Information

Date Listed	April 2nd, 2025
Days on Market	181

Listing Details

Listing Office	RE/MAX ALLIANCE GROUP
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