

\$190,000 - 2459 Franciscan Drive 17, CLEARWATER

MLS® #TB8407812

\$190,000

2 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential

ON TOP OF THE WORLD, CLEARWATER,
FL

Park in your assigned space directly outside your front door and note the large front patio, updated windows and storm door as you step into this well maintained, furnished, ground floor, 2 bed 2 bath condo. The large combination living room/dining room has beautiful laminate flooring that extends into the bedrooms and a fresh coat of paint. The kitchen features updated wood and glass cabinets, granite countertops and ceramic tile backsplash. additional cabinets and counter space make this kitchen a chef's delight. The kitchen flows into the versatile Florida Room and leads to the covered rear patio overlooking a scenic preserve. The primary bedroom has French Doors, extended space for bedroom furniture and an en suite bathroom. The AC was replaced in 2013 and ceiling fans in most rooms help keep you cool. A washer and dryer are included for your convenience. Assigned parking. The 55+ community has two activity centers, and two private golf courses with 9 and 18 holes, free exclusively for resident owners. There are two heated swimming pools. The remodeled Cardio Gym has the latest exercise equipment. A very pet-friendly community, there is a fenced dog park with covered seating. There are hobby studios, and a wood shop for the exclusive use of the residents. Activities include fitness classes, dancing, clubs, cards, billiards, entertainment, classes, and much more. The on-site Good Karma Caf   has



take & bake meals and snacks. Close to beaches, transportation, shopping, entertainment, and fine dining. All room sizes, floor plans and square footage are approximate. Association approval is required. If financing, a 35% down payment is required. Seller offering a one-year Home Warranty up to \$500. This property is a gem. Schedule your showing today!

Built in 1974

Essential Information

MLS® #	TB8407812
Price	\$190,000
Sold Price	\$174,500
Sold Date	October 2nd, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Year Built	1974
Type	Residential
Sub-Type	Condominium
Status	Sold

Community Information

Address	2459 Franciscan Drive 17
Area	Clearwater
Subdivision	ON TOP OF THE WORLD
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33763-3251

Amenities

Amenities	Elevator(s), Gated, Laundry, Maintenance
Parking	Assigned

Interior

Interior Features	Thermostat
Appliances	Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Irrigation System, Lighting, Rain Gutters, Sidewalk
Roof	Membrane
Foundation	Slab

Additional Information

Date Listed	July 16th, 2025
Days on Market	56

Listing Details

Listing Office	ON TOP OF THE WORLD RE
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Listing information last updated on October 27th, 2025 at 10:54pm EDT