

# **\$350,000 - 2036 Forest Drive, CLEARWATER**

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MLS® #TB8431365

**\$350,000**

2 Bedroom, 2.00 Bathroom, 1,112 sqft

Residential on 0.16 Acres

GREENBRIAR, CLEARWATER, FL

Charming GREENBRIAR HOME“  
FABULOUS VALUE IN A PRIME LOCATION  
Welcome to this delightful home in the highly desirable Greenbriar neighborhood, offering tremendous value for a new homeowner. From the moment you arrive, you™ll be impressed by its beautiful curb appeal, complete with mature landscaping that sets a warm and inviting tone. This house blends cozy charm with endless potential, making it a versatile choice for today™s buyers.

Inside, the home features 2 bedrooms and 1.5 bathrooms, a convenient inside laundry room, and an oversized one-car garage with plenty of storage space. The thoughtful floor plan provides comfortable living, while the tranquil backyard is ideal for weekend barbecues, morning coffee, or relaxing evenings under the trees.

Adding to the appeal, Greenbriar offers a very low HOA fee along with access to a wonderful community pool and community center, giving residents the perfect balance of affordability and lifestyle amenities.

The location is truly unbeatable “ just 2 miles from award-winning Downtown Dunedin, where you™ll find charming shops, restaurants, and community events. Enjoy a quick drive to some of the area™s best Gulf beaches, or hop over the bridge for an easy commute into Tampa. Greenbriar is a



well-established community with a central location, making everyday conveniences just minutes away.

Add to this the neighborhood’s quiet, welcoming atmosphere, and you’ll see why this property is such a rare find. Whether you’re a first-time buyer, downsizing, or looking for a seasonal retreat, this home is a wonderful opportunity to enjoy the Florida lifestyle at its best.

Built in 1971

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | TB8431365               |
| Price          | \$350,000               |
| Sold Price     | \$337,000               |
| Sold Date      | October 22nd, 2025      |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,112                   |
| Acres          | 0.16                    |
| Year Built     | 1971                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2036 Forest Drive |
| Area        | Clearwater        |
| Subdivision | GREENBRIAR        |
| City        | CLEARWATER        |
| County      | Pinellas          |
| State       | FL                |
| Zip Code    | 33763-1304        |

**Amenities**

|              |                                         |
|--------------|-----------------------------------------|
| Parking      | Driveway, Garage Door Opener, Oversized |
| # of Garages | 1                                       |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Living Room/Dining Room Combo, Primary Bedroom Main Floor, Window Treatments |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer                          |
| Heating           | Central, Electric                                                                            |
| Cooling           | Central Air                                                                                  |
| # of Stories      | 1                                                                                            |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Irrigation System, Lighting, Private Mailbox |
| Lot Description   | Landscaped, Sidewalk                         |
| Roof              | Shingle                                      |
| Foundation        | Slab                                         |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 15                   |
| Zoning         | R-3                  |

### Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | COASTAL PROPERTIES GROUP INTERNATIONAL |
|----------------|----------------------------------------|

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