

\$395,000 - 3075 Branch Drive, CLEARWATER

MLS® #U8238313

\$395,000

3 Bedroom, 3.00 Bathroom, 1,679 sqft
Residential on 0.09 Acres

OVERLOOK, CLEARWATER, FL

Welcome to your oasis in the coveted, maintenance-free and Pet Friendly community of Overlook! This stunning 3-bedroom, 2.5-bathroom townhome with a 2 car garage offers 1,679 square feet of spacious living, designed for those who value comfort and luxury. This was a second home for the sellers and has been updated and hardly lived in making this move in ready and a must see! Upon arrival, you're greeted by a charming private courtyard, an inviting gateway to the serene views of a beautifully secluded lot. Enjoy these breathtaking vistas daily, starting with the expansive views from your downstairs primary suite, where large windows and sliders integrate the surrounding natural beauty directly into your living space. The home boasts new flooring and features a striking staircase that ascends to a spacious loft, perfect for an office, TV room, or workout area, with tile flooring enhancing its appeal. The loft overlooks the family room, creating an airy and open atmosphere. Upstairs, two additional bedrooms await, including one with a walk-in closet, complemented by a full bath with modern fixtures and white cabinetry. Downstairs, the family room's vaulted ceilings and wood-burning fireplace add character and warmth. Sliders disappear into the wall when opened to a screened-in lanai and to your private deck constructed with durable Trex Composite material, allowing you to merge indoor and outdoor living seamlessly. The primary suite on the main level is a retreat,



complete with access to the lanai with a set of sliders, a vaulted ceiling, a walk-in closet, and an ensuite bathroom featuring double vanities, a garden tub, and a spacious walk-in shower. The kitchen is equipped with ample counter space, white cabinets, a built-in pantry, and a convenient pass-through to the dining area plus plenty of room for a table and chairs. An indoor laundry room offers extra storage and room for full-size appliances. This home also includes a 2-car garage. Outside, the community amenities enrich your living experience with a heated pool overlooking a lake, a covered relaxation area with bathrooms, and a nearby park offering basketball courts, playgrounds, and walking trails. Conveniently located just minutes from shopping centers, restaurants, and the beautiful Clearwater Beach, Overlook promises a peaceful yet convenient lifestyle. Your monthly fees cover a comprehensive range of services including insurance on the structure, water, trash, sewer, lawn care, roofs, exterior paint, and flood insurance, ensuring a carefree living environment. This pet-friendly community allows up to two pets with a total combined weight of 100 pounds! Don't miss the opportunity to live the dream life in this exceptional townhome. Units like this hardly ever come on the market in this community so call today for your private showing and start living the lifestyle you deserve!

Built in 1994

Essential Information

MLS® #	U8238313
Price	\$395,000
Sold Price	\$375,000
Sold Date	December 27th, 2024
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,679
Acres	0.09
Year Built	1994
Type	Residential
Sub-Type	Townhouse
Status	Sold

Community Information

Address	3075 Branch Drive
Area	Clearwater
Subdivision	OVERLOOK
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33760-1741

Amenities

Amenities	Pool
Parking	Driveway, Garage Door Opener
# of Garages	2
View	Trees/Woods
Is Waterfront	Yes
Waterfront	Lake, Waterfront, Creek

Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fan(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Water Filtration System
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Wood Burning

Exterior

Exterior Features	Courtyard, Irrigation System, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Sidewalk
Roof	Shingle, Tile
Foundation	Slab

School Information

Elementary	Frontier Elementary-PN
Middle	Oak Grove Middle-PN
High	Pinellas Park High-PN

Additional Information

Date Listed	April 13th, 2024
Days on Market	523

Listing Details

Listing Office	EXP REALTY
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