

\$304,900 - 2285 Citrus Court, CLEARWATER

MLS® #U8248763

\$304,900

2 Bedroom, 2.00 Bathroom, 1,270 sqft

Residential on 0.04 Acres

VILLAS OF LAKE ARBOR, CLEARWATER,
FL

WATERFRONT Community of Villas of Lake Arbor offers this completely remodeled Corner Villa under Appraised Value!! NEW TILE ROOF 2019, NEW HVAC 2015, NEW H2O HEATER 2024! UPDATED ELECTRICAL! UPDATED PLUMBING! This Split Floorplan has 2 Bedrooms, 2 Bathrooms, & 1 Carport plus several guest parking spaces. As soon as you enter the door, you will be greeted with high ceilings and abundance of natural light! The home has been completely remodeled top to bottom, to include: Popcorn & Wallpaper Removal, Retextured Walls, All New Interior Doors, Waterproof Laminate Flooring throughout, Canned lights added & New Ceiling Fans throughout. The Beautiful Sleek Kitchen has White Shaker/Soft Close Cabinets, Floor to Ceiling Pantry, Spice Rack, Quartz Countertops, Farm Sink w/ Garbage Disposal, Brand New SS Appliance Package to include Fingerprint Resistant Refrigerator, Stove, & Dishwasher, Convection Microwave. Dry Bar with Beverage/Wine Cooler and Floating Shelves. The Large Primary Suite has His & Her Walk-In Closet w/ Custom Shelving, New Vanity w/ Quartz Countertops, New toilet, Custom Glass Surround & New Plumbing Fixtures. The Guest side is where you will find the Indoor Laundry to include Washer & Dryer, a 2nd Bathroom w/ Linen Closet, Double Sink Vanity w/ Quartz Countertops, Custom Glass Surround, as well as New Plumbing Fixtures. The Guest Bedroom also offers a Walk-In



Closet w/ custom shelving and a Private Screened Patio which can also be accessed from the kitchen. This home offers 3 Large Patios (2 Enclosed & 1 Open). There is a large Storage Closet on the Patio that can easily store bicycles or a kayak. Extremely LOW HOA fees!! Fee's include: Lakefront Community, Fishing Dock, Private Beach, HEATED Community Pool, Clubhouse, Cable TV, Internet, Trash, Exterior Pest Control, Grounds & Maintenance, Pool Maintenance, & Management. Don't miss your chance to own this completely remodeled home centrally located near Shopping, Grocery, Restaurants, Hospitals, and short drive to Clearwater Beach or Honeymoon Island.

Built in 1987

Essential Information

MLS® #	U8248763
Price	\$304,900
Sold Price	\$295,000
Sold Date	November 14th, 2024
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Acres	0.04
Year Built	1987
Type	Residential
Sub-Type	Villa
Status	Sold

Community Information

Address	2285 Citrus Court
Area	Clearwater
Subdivision	VILLAS OF LAKE ARBOR
City	CLEARWATER
County	Pinellas

State	FL
Zip Code	33763-4307

Amenities

Amenities	Clubhouse, Maintenance
Parking	Covered, Guest, Oversized
Waterfront	Lake
Has Pool	Yes

Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fan(s), Dry Bar, High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s), Window Treatments
Appliances	Bar Fridge, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Refrigerator, Washer, Wine Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Lighting, Private Mailbox, Sliding Doors
Roof	Tile
Foundation	Slab

Additional Information

Date Listed	July 2nd, 2024
Days on Market	173
Zoning	RPD-7.5

Listing Details

Listing Office	AMERICAN HERITAGE REALTY, INC.
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