

\$559,000 - 1964 Arvis Circle E, CLEARWATER

MLS® #U8250996

\$559,000

3 Bedroom, 2.00 Bathroom, 2,010 sqft
Residential on 0.40 Acres

ARVIS CIRCLE, CLEARWATER, FL

Welcome to your dream waterfront retreat!
This stunning home has undergone a major price reduction and seller will consider a credit for a new AC (current one works). Nestled on a private waterfront property, this haven was untouched by this year's historic storms. Imagine watching dolphins jump and manatees play from any window, as breathtaking sunrises glisten over the water. This would make a great work from home location or possible BNB.

Key features:

Spacious 3 bedroom, 2 bathroom home with a 2 car garage and two large living areas. No rear neighbors and water views from almost every room. Located on Allen's Creek, which connects to Tampa Bay for fishing, kayaking, boating and paddle boarding. Large screened porch with ceiling fans, outdoor bar area with electric grill, and private dock. Updated kitchen with solid surface counters, Thomasville cabinets, gas stove, and stainless appliances. Cozy family room with a brick wood-burning fireplace. Master suite on one side for privacy, with additional bedrooms on the other side.

Beautiful tropical gardens and landscaping. Additional features include separate laundry room with sink and storage. Roof from 2017, and recent replacement for the hot water heater and refrigerator. Reclaimed water for



sprinklers to save on utility bills.

Arvis Circle is a quiet street with unique homes and close to Eagle Lake Park and Clearwater Beach. Short-term rentals allowed, with an assumable FEMA policy at \$1,100/year. Qualified buyer can also get downpayment assistance with preferred lender.

Imagine sipping coffee on the deck as you watch the sunrise, or taking a boat ride out to Tampa Bay. Enjoy the wildlife and gorgeous views, and even catch the Christmas boat parade from your backyard! One year home warranty included for peace of mind!

Come see this private oasis today and explore making it yours!

Built in 1978

Essential Information

MLS® #	U8250996
Price	\$559,000
Sold Price	\$540,000
Sold Date	September 5th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,010
Acres	0.40
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Sold

Community Information

Address	1964 Arvis Circle E
Area	Clearwater

Subdivision	ARVIS CIRCLE
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33764-6423

Amenities

# of Garages	2
View	Water
Is Waterfront	Yes
Waterfront	Bay/Harbor, Canal - Saltwater, Canal Front, Gulf/Ocean to Bay, Riparian Rights

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Bar Fridge, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Refrigerator, Washer, Water Filtration System
Heating	Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Masonry
# of Stories	1

Exterior

Exterior Features	Garden, Irrigation System, Lighting
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	January 8th, 2025
Days on Market	201

Listing Details

Listing Office	CHARLES RUTENBERG REALTY INC
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Listing information last updated on October 27th, 2025 at 10:54pm EDT