

\$135,900 - 2460 Canadian Way 40, CLEARWATER

MLS® #U8251277

\$135,900

2 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 3.39 Acres

ON TOP OF THE WORLD, CLEARWATER,
FL

****MOTIVATED SELLER**** | Will grant a \$3000 credit for new flooring. | Welcome to your serene oasis in Clearwater, Florida, located at 2460 Canadian Way, Unit #40. This charming 2-bedroom, 2-bathroom condominium is part of the prestigious "On Top of the World" community, offering a vibrant and engaging lifestyle for its residents.

As you step inside, you'll be greeted by a spacious living area with beautiful ceramic tile flooring. The living room flows seamlessly into the dining area, creating an ideal space for entertaining guests or enjoying quiet family dinners. Large thermal windows fill the rooms with natural light, creating a warm and inviting ambiance throughout.

The thoughtfully designed kitchen features a built-in oven, cooktop, dishwasher, and refrigerator. The ceramic tile flooring continues here, making it both stylish and easy to clean. Ample cabinet space ensures all your culinary essentials are neatly stored, and the adjoining dining area is perfect for casual meals.

The primary bedroom is a cozy haven with plush carpet underfoot and a built-in closet providing ample storage. The en-suite bathroom is tastefully appointed with laminate flooring and modern fixtures, offering a private sanctuary for relaxation. The second bedroom, equally comfortable, features carpet flooring



and a built-in closet, making it ideal for family members or guests. The second bathroom, well-maintained and conveniently located, boasts similar quality finishes.

Beyond the interiors, this condo offers a range of outdoor and community amenities that enhance the living experience. The beautifully landscaped grounds are complete with mature oak trees and well-maintained sidewalks. For pet lovers, the property includes a dedicated dog run, ensuring your furry friends have space to play.

The community is rich with features designed for an active and social lifestyle. Residents have access to a community pool, perfect for cooling off on warm Florida days, and a fitness center equipped with all the essentials for a good workout. Golf enthusiasts will appreciate the on-site golf course, while those looking for relaxation can take advantage of the spa and hot tub facilities. Additional amenities include a clubhouse, recreational facilities, and storage options, ensuring every need is met.

Security and convenience are paramount in this gated community. With 24-hour guard service, you can have peace of mind knowing that safety is a top priority. The maintenance of exterior grounds and facilities is meticulously handled, freeing you from the hassles of upkeep. Essential services such as water, sewer, and trash are included, simplifying your living experience.

This condo is part of a deed-restricted community that requires buyer approval, ensuring a harmonious living environment. The association permits leasing with certain restrictions, making it a flexible option for those considering future rental possibilities. Pet policies are accommodating, with allowances for medium-sized pets up to 50 lbs, provided

they are not aggressive breeds and are kept leashed.

In summary, 2460 Canadian Way, Unit #40, is not just a place to live but a place to thrive. With its combination of comfortable living spaces, modern amenities, and a vibrant community, this condo represents an excellent opportunity to enjoy the best of Florida living. Donâ€™t miss the chance to make this charming residence your new home.

Built in 1971

Essential Information

MLS® #	U8251277
Price	\$135,900
Sold Price	\$135,000
Sold Date	February 18th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	3.39
Year Built	1971
Type	Residential
Sub-Type	Condominium
Style	Other
Status	Sold

Community Information

Address	2460 Canadian Way 40
Area	Clearwater
Subdivision	ON TOP OF THE WORLD
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33763-3751

Amenities

Amenities	Cable TV, Clubhouse, Elevator(s), Fitness Center, Golf Course, Laundry, Maintenance, Pool, Recreation Facilities, Security, Spa/Hot Tub, Storage, Vehicle Restrictions
Parking	Assigned

Interior

Interior Features	Living Room/Dining Room Combo, Window Treatments
Appliances	Built-In Oven, Cooktop, Dishwasher, Electric Water Heater, Exhaust Fan, Refrigerator
Heating	Electric
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Dog Run, Irrigation System, Lighting, Rain Gutters, Sidewalk, Storage
Lot Description	Sidewalk, Street Dead-End, Unincorporated
Roof	Shingle
Foundation	Slab

School Information

Elementary	Highland Lakes Elementary-PN
Middle	Carwise Middle-PN
High	Palm Harbor Univ High-PN

Additional Information

Date Listed	July 24th, 2024
Days on Market	401
Zoning	R

Listing Details

Listing Office	LPT REALTY, LLC.
----------------	------------------

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on October 27th, 2025 at 10:54pm EDT