

\$159,000 - 2263 Americus Boulevard E 25, CLEARWATER

MLS® #TB8387672

\$159,000

2 Bedroom, 2.00 Bathroom, 1,400 sqft
Residential on 0.00 Acres

ON TOP OF THE WORLD, CLEARWATER,
FL

Welcome home to this move in ready, freshly painted 2 bed, 2 bath oasis, ideally located just a couple of blocks from the West Activity Center and Harbor Lake. You are just steps away from a wealth of amenities including a heated swimming pool, jacuzzi, computer center and billiard room complete with 10 pool tables. As you step inside the front door, you'll be greeted by beautiful laminate flooring throughout the extra large living room and dining room, kitchen and Great Room. The large, updated kitchen features stainless steel appliances, granite countertops, a ceramic tile backsplash and a large pantry closet. There's also plenty of open space for an island to expand your countertops, cabinet space and eating area. This kitchen is a true delight for any home chef. Relax in the convenience of the Great Room and gaze out through the updated windows at the serene view of trees and green lawns. Enjoy the privacy of the primary bedroom and en suite bathroom, tastefully decorated with a large vanity and mirror, walk in shower and a comfort-height commode, offering a blend of style and functionality. Both bedrooms include Berber carpet and ceiling fans. Compliant washer and dryer hook ups were installed in 2024 and the HVAC unit was replaced in 2015. This vibrant 55+ community offers an array of amenities designed to enhance your lifestyle. Enjoy



exclusive access to two private golf courses with 9 and 18 holes, two heated swimming pools, and two activity centers. Stay fit with the remodeled Cardio Gym, equipped with the latest exercise equipment, or participate in various community activities such as fitness classes, dancing, clubs, cards, billiards, and more. Pet owners will appreciate the very pet-friendly environment, complete with a fenced dog park and covered seating. The community also offers hobby studios and a woodshop for the exclusive use of residents. The on-site Good Karma Caf   provides convenient take & bake meals, hot and cold drinks and snacks. Located close to beaches, transportation, shopping, entertainment, and fine dining, this condo combines convenience with comfort. All room sizes, floor plans, and square footage are approximate. This property is being transferred by a leasehold estate deed, and association approval is required. If financing, a 35% down payment is required. Don't miss out on this fantastic opportunity to own a contemporary condo in a prime location, offering an exceptional lifestyle and easy access to a range of amenities. Schedule your showing today.

Built in 1989

Essential Information

MLS�� #	TB8387672
Price	\$159,000
Sold Price	\$151,000
Date Sold	October 14th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	0.00
Year Built	1989

Type	Residential
Sub-Type	Condominium
Status	Sold

Community Information

Address	2263 Americus Boulevard E 25
Area	Clearwater
Subdivision	ON TOP OF THE WORLD
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33763

Amenities

Amenities	Elevator(s), Gated, Laundry, Maintenance
Parking	Assigned

Interior

Interior Features	Ceiling Fans(s), Kitchen/Family Room Combo, Thermostat, Window Treatments
Appliances	Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator
Heating	Central, Electric
Cooling	Central Air
# of Stories	3
Furnished	Unfurnished

Exterior

Exterior Features	Lighting, Rain Gutters, Sidewalk
Roof	Built-Up
Foundation	Slab

Additional Information

Date Listed	May 19th, 2025
Days on Market	119
HOA Fees Freq.	Monthly

Listing Details

Listing Office	ON TOP OF THE WORLD RE
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