

Residential

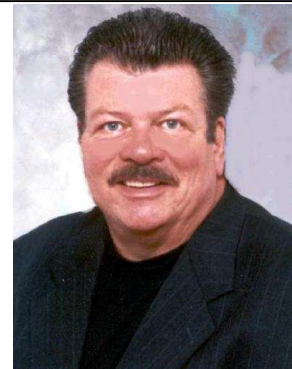
2400 WINDING CREEK BLVD # 201

List Price: \$74,900

1 / 9

**Prepared For You By :**

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**GENERAL PROPERTY INFORMATION**

Address: 2400 WINDING CREEK BLVD # 201 CLEARWATER, FL 33761	Photos: 9	List Price: \$74,900
Unit #: 201	Floors in Unit:	Floor # of Units: 2
Bldg # Floors:	County: Pinellas	Auction: No
Total Bedrooms: 2	Half: 0	Property Desc: 2nd Floor Multi-Story
Total Baths: Full: 2	Ownership: Fee Simple	Sales Date:
Property Style: Condo	Building Name/Number: 25	LP/Sq Ft: \$75.43
Condo Community: Winding Creek	Area: 494	SP/Sq Ft:
MLS #: 7407599	Status: Active	PUD: No
	Grid: 0	

LAND & SITE INFORMATION

Subdivision Number/Name: 98238/WINDING CREEK II CON	Municipal Code:	Model:
Neighborhood/Complex:		Zoning: X
Legal Description: WINDING CREEK II CONDO BLDG 25, UNIT 201		Front Exposure: South
Location: Corner Lot/Unit	Lot Size: 0	

SOCIAL ISSUES

HO Assn Required: Yes	HOA Fee: \$0	Homestead: No	Special Tax District:	Millage Rate: 19.65
Monthly Maintenance Fee: \$244	HOA Schedule: Monthly Payment	Max Pet Wt: 0	CDD: No	Annual CDD Fee:
Maintenance Includes: Building Exterior, Cable, Escrow Reserves, Insurance Building, Lawn, Pest Control, Roof, Trash Removal, Water/Sewer			Days Lease: 365	Land Lease Fee:
Rules: OK To Lease, Retirement 55, No Pets Allowed, Required Association, Assoc. Approval Required				
Community Features: Recreation Building, Shuffleboard, Tennis Court, Community Heated Pool, Deed Restrictions, Fees Required, HOA Require				

INTERIOR FEATURES

Year Built: 1975	Sq. Ft. Heated: 993	Sq. Ft. Source:	Cooling/AC: Central
Master Bath: MBR Bath-Tub w/ Shower			Heating: Electric
Floor Cover:			
Interior Layout: Great Room Plan			
Kitchen:			
Appliances: Dishwasher, Dryer, Exhaust Fan, Hot Water Electric, Range, Range Hood, Refrigerator, Washer			
Interior Features: Blinds/Shades, Inside Utility, Smoke Alarm(s), Walk-In Closet			
Utilities Data: Public Municipal Water, Cable			

EXTERIOR INFORMATION

Construction: Block, Stucco	Roof: Built Up	Balcony/Porch Size:
Exterior Features: Irrigation System, Mature Landscaping, Oak Trees, Porch/Patio/Deck Covered, Porch/Patio/Deck Screened, Trees/Landscaped		
Garage/Carport: 1 Car Carport	Garage Features: Assigned Parking, Detached, Guest Parking	

Pool Y/N: Yes	Pool (Owned) - Features: In Ground, Heated Pool, Gunite/Concrete, Heated Hot Tub/Spa
Water(Y/N): No	Waterfront: None
Waterfront Extras:	Waterfront Type:

REALTORS INFORMATION

Directions: US Hwy 19 N, approximately 1 mile North of SR 580 just past Republic Dr, turn Right onto Winding Creek Blvd to building #25.

Remarks: PRICE FOR QUICK SALE! MAKE AN OFFER! ALSO, Owner will Finance with \$2,500 Down, Amortized for 30 yrs @ 6% and Balloon in 3 yrs!! Beautiful 55+ Condo Community. Immaculate and Move-In Ready, 993 Sq.Ft.Living Area, Corner Unit 2 Bedrooms, 2 Baths, Berber Carpet/Tile Flooring, All Appliances included, Washer & Dryer too, Spacious walk-in Closets, Screened Porch with Storage, Reserved Covered Carport (at unit entrance), Guest Parking, Recreation Center, Exercise Room, Heated Swimming Pool & Hot Tub, Tennis Court, several Picnic Areas and Shuffleboard and Located the "Prestigious Countryside" area of Clearwater just minutes to Beautiful White Sandy Beaches on the Gulf of Mexico, Golf Courses, Country Clubs, Resorts, World Famous Honeymoon Island/Caladesi Island, Tarpon Springs Sponge Docks, Tampa and Clearwater/St Petersburg International Airports, Shopping Malls, Restaurants and Much More!