

Northwood Opportunity

2934 Deer Run S.
Clearwater, FL 33761
Offered at \$300,000.

4 Bedrooms / 2 Baths • 2,374 square feet

www.2934DeerRun.com



If you're looking for a great opportunity in the desirable Northwood Estates neighborhood with lots of inside space and a large fenced back yard, this is the one for you! Make this your dream home - see it today!

- Northwood Estates is an established neighborhood that features several builders' homes - it's nicely consistent, but not a cookie-cutter community.
- Landscaped areas along the front walk to the entry include a lovely rose garden.
- Formal living room is quite large, and features sliding glass doors to the screened porch.
- Formal dining room enjoys lots of light from bay windows.
- Open kitchen features a pantry closet, lots of cabinets, a casual dining bar that opens to the family room, and a newer smooth-surface range with microwave & fan above.
- Large dinette area has sliders to the screened porch.
- Family room focuses on a fireplace with stone surround.
- Inside laundry room features front-loading washer & dryer, new in November 2003.

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You'll enjoy the spacious bedrooms and baths in this home, with a flexible floor plan that will surely suit your needs.

- The large Master suite enjoys lots of light from windows and sliding glass doors to the screened porch.
- Two separate closets offer lots of storage space, including a walk-in
- The Master bath is quite spacious, with a wide double vanity and a sunken shower/tub combination.
- A bedroom adjacent to the Master suite shares the Master bath and also features a sliding glass door to the entry garden area.
- Two bedrooms enjoy privacy on the opposite side of the home, with a spacious hall bath between them.



Mechanical Systems & Specifications

- New roof installed July 2004 - 50 year shingles w/15 year warranty
- Exterior completely repainted in the Spring of 2006
- A/C unit was replaced in November 2001 and features a heat recovery system for excellent efficiency
- Water softener system includes a reverse osmosis system for the refrigerator and kitchen sink
- Completely fenced rear yard offers lots of opportunities



- Automatic sprinkler system utilizes well water

- 2005 Taxes \$2,617* w/Homestead

*Pinellas Co. Property Appraiser indicates that without the Save-Our-Homes cap, 2005 taxes would be \$4,522 or \$5,103 without Homestead exemption.



ROOM DIMENSIONS:

- Living Room: 20'-1" x 12'-9"
- Dining Room: 15'-6" x 11'-2"
- Kitchen: 8'-11" x 10'-3"
- Family Room: 25'-8" x 12'-10"
- Master Bedroom: 13'-4" x 20'-2"
- 2nd Bedroom: 10'-10" x 13'-6"
- 3rd Bedroom: 11'-11" x 13'-1"
- 4th Bedroom: 11'-9" x 12'-10"

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Sharon Tami Rob

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