

\$310,000 - 2281 Lake Arbor Boulevard, CLEARWATER

MLS® #TB8334652

\$310,000

2 Bedroom, 2.00 Bathroom, 1,235 sqft

Residential on 0.05 Acres

VILLAS OF LAKE ARBOR, CLEARWATER,
FL

Welcome to effortless living in the heart of Clearwater, Florida. 2281 Lake Arbor Blvd is a single story, end unit villa with covered parking, updated and move-in ready, nestled in the desirable, pet friendly Villas of Lake Arbor—a serene and meticulously landscaped 55+ community with LOW HOA fees and solid reserves. The living area features soaring ceilings and a cheerful ambiance, ideal for both relaxing and entertaining. The primary suite is a peaceful retreat with a walk-in closet and a renovated, oversized shower with modern lighting. Bright Florida room with climate control and an expansive private patio are perfect for enjoying Florida's sunshine. For quiet evenings, unwind on the 22-foot screened porch with a hot tub, surrounded by lush landscaping that offers ultimate privacy. The updated kitchen is a culinary delight, boasting sleek soft-close cabinetry, granite countertops, and ample prep space. It's equipped with modern appliances. The inside laundry room comes with a newer washer and dryer for added convenience. Additional upgrades include hurricane-rated windows and doors, newer ICP air conditioning system with Reme Halo air purification and exterior dusk-to-dawn lighting for added safety. Zone X — No flood insurance required, no evacuation zone and no history of storm damage! Community amenities elevate your lifestyle with a lakefront heated pool, clubhouse, outdoor cooking area,



fishing dock, kayak storage, and exotic mature landscaping. Monthly HOA dues cover cable, internet, trash, road maintenance, grounds care, and pool accessâ€”ensuring a truly maintenance-free experience.

Built in 1985

Essential Information

MLS® #	TB8334652
Price	\$310,000
Sold Price	\$300,000
Date Sold	October 29th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,235
Acres	0.05
Year Built	1985
Type	Residential
Sub-Type	Villa
Style	Contemporary
Status	Sold

Community Information

Address	2281 Lake Arbor Boulevard
Area	Clearwater
Subdivision	VILLAS OF LAKE ARBOR
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33763

Amenities

Amenities	Pool
View	Garden

Interior

Interior Features	Ceiling Fans(s), Chair Rail, High Ceilings, Open Floorplan, Primary
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	Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer, Water Filtration System
Heating	Central, Electric
Cooling	Central Air
# of Stories	1
Furnished	Unfurnished

Exterior

Exterior Features	Sidewalk
Lot Description	Corner Lot, In County, Landscaped, Level, Paved, Private
Roof	Tile
Foundation	Slab

School Information

Elementary	Leila G Davis Elementary-PN
Middle	Safety Harbor Middle-PN
High	Dunedin High-PN

Additional Information

Date Listed	January 3rd, 2025
Days on Market	257
Zoning	RPD-7.5
HOA Fees	278
HOA Fees Freq.	Monthly

Listing Details

Listing Office	HOMEFRONT REALTY
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