

\$350,000 - 2036 Forest Drive, CLEARWATER

MLS® #TB8431365

\$350,000

2 Bedroom, 2.00 Bathroom, 1,112 sqft

Residential on 0.16 Acres

GREENBRIAR, CLEARWATER, FL

Charming GREENBRIAR HOME“
FABULOUS VALUE IN A PRIME LOCATION
Welcome to this delightful home in the highly desirable Greenbriar neighborhood, offering tremendous value for a new homeowner. From the moment you arrive, you“™ll be impressed by its beautiful curb appeal, complete with mature landscaping that sets a warm and inviting tone. This house blends cozy charm with endless potential, making it a versatile choice for today“™s buyers.

Inside, the home features 2 bedrooms and 1.5 bathrooms, a convenient inside laundry room, and an oversized one-car garage with plenty of storage space. The thoughtful floor plan provides comfortable living, while the tranquil backyard is ideal for weekend barbecues, morning coffee, or relaxing evenings under the trees.

Adding to the appeal, Greenbriar offers a very low HOA fee along with access to a wonderful community pool and community center, giving residents the perfect balance of affordability and lifestyle amenities.

The location is truly unbeatable “ just 2 miles from award-winning Downtown Dunedin, where you“™ll find charming shops, restaurants, and community events. Enjoy a quick drive to some of the area“™s best Gulf beaches, or hop over the bridge for an easy commute into Tampa. Greenbriar is a



well-established community with a central location, making everyday conveniences just minutes away.

Add to this the neighborhood’s quiet, welcoming atmosphere, and you’ll see why this property is such a rare find. Whether you’re a first-time buyer, downsizing, or looking for a seasonal retreat, this home is a wonderful opportunity to enjoy the Florida lifestyle at its best.

Built in 1971

Essential Information

MLS® #	TB8431365
Price	\$350,000
Sold Price	\$337,000
Date Sold	October 22nd, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,112
Acres	0.16
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	2036 Forest Drive
Area	Clearwater
Subdivision	GREENBRIAR
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33763

Amenities

Parking	Driveway, Garage Door Opener, Oversized
# of Garages	1

Interior

Interior Features	Ceiling Fans(s), Living Room/Dining Room Combo, Primary Bedroom Main Floor, Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
# of Stories	1
Furnished	Unfurnished

Exterior

Exterior Features	Lighting, Private Mailbox
Lot Description	Landscaped, Sidewalk, Paved
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	September 26th, 2025
Days on Market	11
Zoning	R-3
HOA Fees	140
HOA Fees Freq.	Annually

Listing Details

Listing Office	COASTAL PROPERTIES GROUP INTERNATIONAL
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