

# Unit 2721 Via Murano # 311 - Grand Venezia at Baywatch

2721 Via Murano # 311 - 2705 Via Murano, Clearwater, FL, Pinellas 33764

## Unit Information

MLS Number: O6145866  
 Status: ACTIVE  
 Size: 1,140 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$325,000  
 List PPSF: \$285

## Building Information

Number of units: 336  
 Number of active listings for rent: 0  
 Number of active listings for sale: 20  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

## Building Association Information

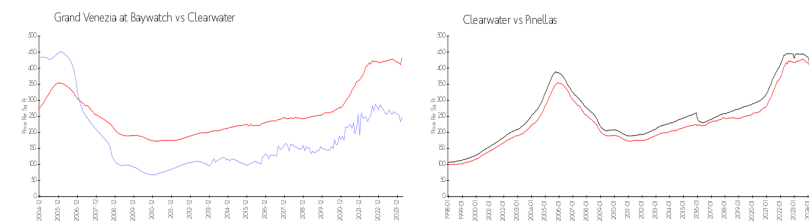
Grand Venezia at Baywatch  
 2704 Via Murano  
 Clearwater, Florida 33764  
 (727) 216 -6123

<http://www.grand-venezia.com/Important-contacts.html>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
433	1,230 sq ft	Feb 2024	\$280,000	\$228
1022	1,230 sq ft	Feb 2024	\$280,000	\$228
1230	1,140 sq ft	Feb 2024	\$340,000	\$298
632	1,230 sq ft	Feb 2024	\$260,000	\$211
231	1,480 sq ft	Dec 2023	\$325,000	\$220

## Market Information



Grand Venezia at Baywatch:	\$247/sq. ft.	Clearwater:	\$434/sq. ft.
Clearwater:	\$434/sq. ft.	Pinellas:	\$415/sq. ft.

## Inventory for Sale

Grand Venezia at Baywatch: 6%  
 Clearwater: 4%  
 Pinellas: 3%



## **Avg. Time to Close Over Last 12 Months**

Grand Venezia at Baywatch	62 days
Clearwater	59 days
Pinellas	60 days