

# 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

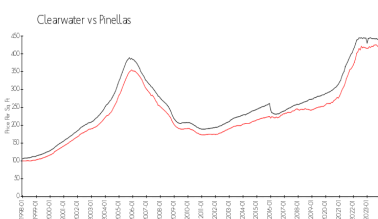
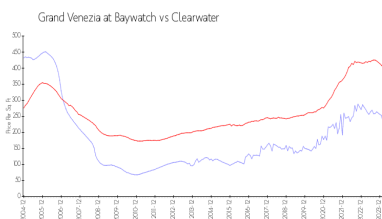
Grand Venezia at Baywatch  
2704 Via Murano  
Clearwater, Florida 33764  
(727) 216 -6123

<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:	\$241/sq. ft.	Clearwater:	\$430/sq. ft.
Clearwater:	\$430/sq. ft.	Pinellas:	\$417/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	60 days
Pinellas	60 days