

Unit 2725 Via Cipriani # 716A - Grand Bellagio at Baywatch

2725 Via Cipriani # 716A - 2722 Via Capri, Clearwater, FL, Pinellas 33764

Unit Information

MLS Number:	T3551592
Status:	Active
Size:	1,598 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	Water
List Price:	\$500,000
List PPSF:	\$313
Valuated Price:	\$245,000
Valuated PPSF:	\$153

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	310
Number of active listings for rent:	0
Number of active listings for sale:	31
Building inventory for sale:	10%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	6

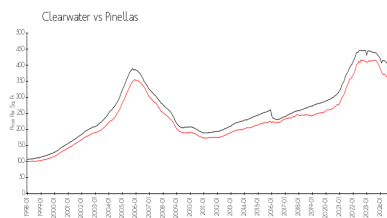
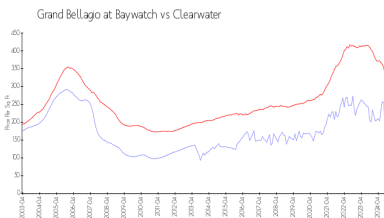
Building Association Information

Grand Bellagio Condominium
2701 Via Cipriani, Clearwater, FL 33764
Phone:(727) 507-7943

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
834B	1,079 sq ft	Nov 2024	\$335,000	\$310
215A	1,650 sq ft	Nov 2024	\$430,000	\$261
110A	1,368 sq ft	Nov 2024	\$275,000	\$201
835B	1,453 sq ft	Nov 2024	\$360,000	\$248
1016A	1,598 sq ft	Oct 2024	\$473,500	\$296

Market Information



Grand Bellagio at Baywatch:	\$144/sq. ft.	Clearwater:	\$328/sq. ft.
Clearwater:	\$328/sq. ft.	Pinellas:	\$361/sq. ft.

Inventory for Sale

Grand Bellagio at Baywatch	10%
Clearwater	6%
Pinellas	5%

Avg. Time to Close Over Last 12 Months



Grand Bellagio at Baywatch	153 days
Clearwater	86 days
Pinellas	80 days