

# 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

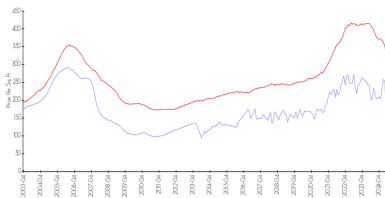
Grand Bellagio Condominium  
 2701 Via Cipriani, Clearwater, FL 33764  
 Phone:(727) 507-7943

## Recent Sales

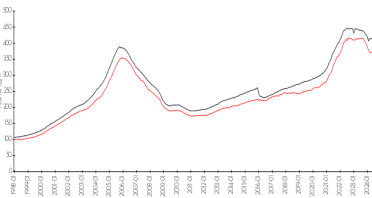
Unit #	Size	Closing Date	Sale Price	PPSF
834B	1,079 sq ft	Nov 2024	\$335,000	\$310
215A	1,650 sq ft	Nov 2024	\$430,000	\$261
110A	1,368 sq ft	Nov 2024	\$275,000	\$201
835B	1,453 sq ft	Nov 2024	\$360,000	\$248
1016A	1,598 sq ft	Oct 2024	\$473,500	\$296

## Market Information

Grand Bellagio at Baywatch vs Clearwater



Clearwater vs Pinellas



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  
Clearwater  
Pinellas

153 days  
85 days  
79 days