

Unit 2725 Via Cipriani # 731A - Grand Bellagio at Baywatch

2725 Via Cipriani # 731A - 2722 Via Capri, Clearwater, FL, Pinellas 33764

Unit Information

MLS Number: TB8301262
 Status: Active
 Size: 1,309 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned,Boat,Covered,Deeded,Guest,Reserved
 View: Park/Greenbelt,Pool,Tennis Court,Trees/Woods,Water
 List Price: \$379,900
 List PPSF: \$290
 Valuated Price: \$188,000
 Valuated PPSF: \$144

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

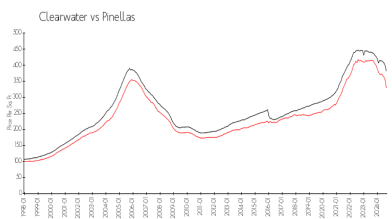
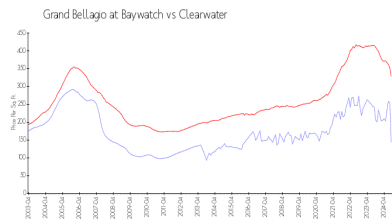
Building Association Information

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%



Built in 2002 - 310 units - 3 floors

Avg. Time to Close Over Last 12 Months

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