

Unit 2733 Via Cipriani # 815A - Grand Bellagio at Baywatch

2733 Via Cipriani # 815A - 2722 Via Capri, Clearwater, FL, Pinellas 33764

Unit Information

MLS Number:	TB8303748
Status:	Active
Size:	1,650 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Garage Door Opener,Garage Faces Rear
View:	Water
List Price:	\$625,000
List PPSF:	\$379
Valuated Price:	\$195,000
Valuated PPSF:	\$118

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:	25
Building inventory for sale:	8%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	8

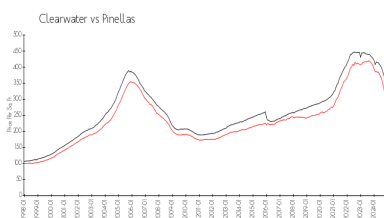
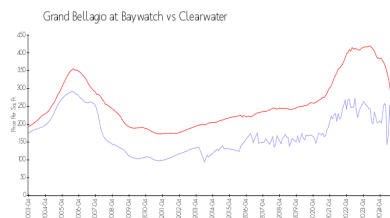
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1022B	1,020 sq ft	Dec 2024	\$233,000	\$228
520B	1,368 sq ft	Dec 2024	\$340,000	\$249
716A	1,598 sq ft	Dec 2024	\$475,000	\$297
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

Market Information



Grand Bellagio at Baywatch:	\$121/sq. ft.	Clearwater:	\$273/sq. ft.
Clearwater:	\$273/sq. ft.	Pinellas:	\$311/sq. ft.

Inventory for Sale

Grand Bellagio at Baywatch	8%
Clearwater	5%
Pinellas	4%



Avg. Time to Close Over Last 12 Months

Grand Bellagio at Baywatch	172 days
Clearwater	95 days
Pinellas	85 days