

Unit 2741 Via Cipriani # 931A - Grand Bellagio at Baywatch

2741 Via Cipriani # 931A - 2722 Via Capri, Clearwater, FL, Pinellas 33764

Unit Information

MLS Number:	TB8313189
Status:	ACTIVE
Size:	1,309 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	Water
List Price:	\$320,000
List PPSF:	\$244
Valuated Price:	\$324,000
Valuated PPSF:	\$248

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:	36
Building inventory for sale:	11%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	2

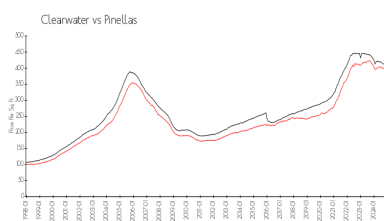
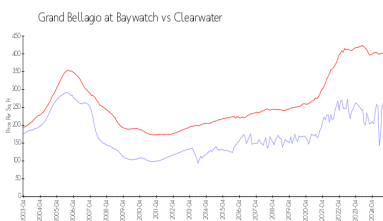
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
715B	1,650 sq ft	Mar 2025	\$437,000	\$265
1034A	1,079 sq ft	Feb 2025	\$300,000	\$278
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

Market Information



Grand Bellagio at Baywatch:	\$249/sq. ft.	Clearwater:	\$404/sq. ft.
Clearwater:	\$404/sq. ft.	Pinellas:	\$404/sq. ft.

Inventory for Sale

Grand Bellagio at Baywatch	12%
Clearwater	6%
Pinellas	5%

Avg. Time to Close Over Last 12 Months



Grand Bellagio at Baywatch	165 days
Clearwater	106 days
Pinellas	92 days