

# 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: \$325,000  
 List PPSF: \$248  
 Valuated Price: \$158,000  
 Valuated PPSF: \$121

*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

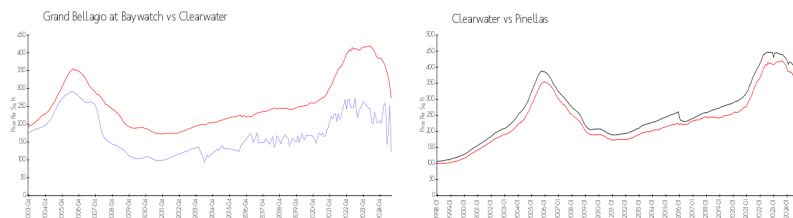
## Building Association Information

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  |