

# Unit 2725 Via Cipriani # 715B - Grand Bellagio at Baywatch

2725 Via Cipriani # 715B - 2722 Via Capri, Clearwater, FL, Pinellas 33764

## Unit Information

MLS Number:	TB8313275
Status:	Active
Size:	1,650 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$449,000
List PPSF:	\$272
Valuated Price:	\$253,000
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:	24
Building inventory for sale:	7%
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

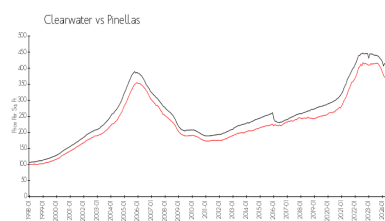
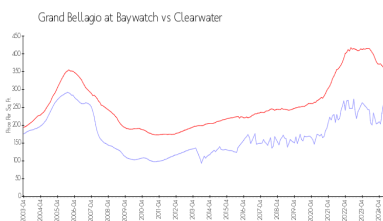
## Building Association Information

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	8%
Clearwater	6%
Pinellas	5%

## Avg. Time to Close Over Last 12 Months



Grand Bellagio at Baywatch	153 days
Clearwater	87 days
Pinellas	81 days