

Unit 2717 Via Cipriani # 622B - Grand Bellagio at Baywatch

2717 Via Cipriani # 622B - 2722 Via Capri, Clearwater, FL, Pinellas 33764

Unit Information

MLS Number: TB8313870
 Status: Active
 Size: 1,020 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces:
 View:
 List Price: \$309,000
 List PPSF: \$303
 Valuated Price: \$145,000
 Valuated PPSF: \$142

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

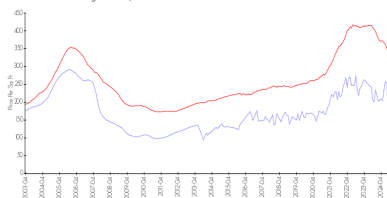
Grand Bellagio Condominium
 2701 Via Cipriani, Clearwater, FL 33764
 Phone:(727) 507-7943

Recent Sales

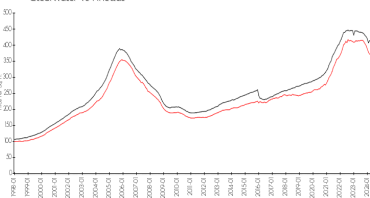
Unit #	Size	Closing Date	Sale Price	PPSF
834B	1,079 sq ft	Nov 2024	\$335,000	\$310
215A	1,650 sq ft	Nov 2024	\$430,000	\$261
110A	1,368 sq ft	Nov 2024	\$275,000	\$201
835B	1,453 sq ft	Nov 2024	\$360,000	\$248
1016A	1,598 sq ft	Oct 2024	\$473,500	\$296

Market Information

Grand Bellagio at Baywatch vs Clearwater



Clearwater vs Pinellas



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%

Avg. Time to Close Over Last 12 Months



Built in 2002 - 310 units - 3 floors

Grand Bellagio at Baywatch
Clearwater
Pinellas

153 days
86 days
80 days