

# Unit 2755 Via Capri # 1229 - Grand Venezia at Baywatch

2755 Via Capri # 1229 - 2705 Via Murano, Clearwater, FL, Pinellas 33764

## Unit Information

MLS Number:	TB8314840
Status:	Active
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Open
View:	Water
List Price:	\$410,000
List PPSF:	\$304
Valuated Price:	\$172,000
Valuated PPSF:	\$127

*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:	336
Number of active listings for rent:	0
Number of active listings for sale:	29
Building inventory for sale:	8%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	2

## Building Association Information

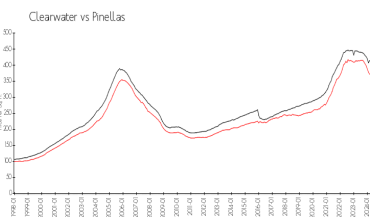
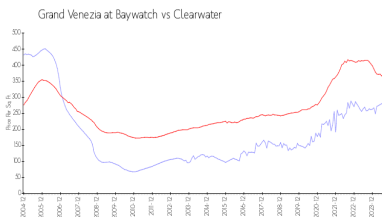
Grand Venezia at Baywatch  
2704 Via Murano  
Clearwater, Florida 33764  
(727) 216-6123

<http://www.grand-venezia.com/Important-contacts.html>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1135	864 sq ft	Nov 2024	\$228,000	\$264
1231	1,140 sq ft	Oct 2024	\$275,000	\$241
329	1,350 sq ft	Jul 2024	\$400,000	\$296
114	770 sq ft	Jul 2024	\$190,000	\$247
328	1,350 sq ft	Jun 2024	\$330,000	\$244
427	980 sq ft	Jun 2024	\$285,000	\$291
337	980 sq ft	Jun 2024	\$292,600	\$299

## Market Information



Grand Venezia at Baywatch:	\$122/sq. ft.	Clearwater:	\$328/sq. ft.
Clearwater:	\$328/sq. ft.	Pinellas:	\$361/sq. ft.

## Inventory for Sale



Grand Venezia at Baywatch	9%
Clearwater	6%
Pinellas	5%

### **Avg. Time to Close Over Last 12 Months**

Grand Venezia at Baywatch	127 days
Clearwater	86 days
Pinellas	80 days