

Unit 2713 Via Murano # 234 - Grand Venezia at Baywatch

2713 Via Murano # 234 - 2705 Via Murano, Clearwater, FL, Pinellas 33764

Unit Information

MLS Number:	TB8317085
Status:	ACTIVE
Size:	864 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	
View:	Water
List Price:	\$244,000
List PPSF:	\$282
Valuated Price:	\$208,000
Valuated PPSF:	\$234

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:	15
Building inventory for sale:	4%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	6

Building Association Information

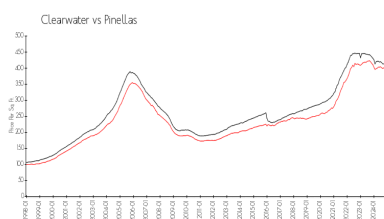
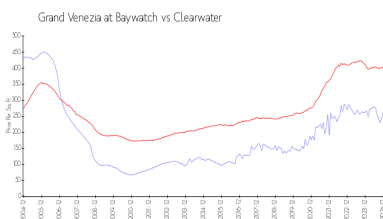
Grand Venezia at Baywatch
2704 Via Murano
Clearwater, Florida 33764
(727) 216-6123

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
437	980 sq ft	Apr 2025	\$235,000	\$240
1215	890 sq ft	Apr 2025	\$225,000	\$253
422	1,230 sq ft	Feb 2025	\$295,000	\$240
411	1,140 sq ft	Feb 2025	\$270,000	\$237
432	1,230 sq ft	Feb 2025	\$284,000	\$231

Market Information



Grand Venezia at Baywatch:	\$233/sq. ft.	Clearwater:	\$404/sq. ft.
Clearwater:	\$404/sq. ft.	Pinellas:	\$404/sq. ft.

Inventory for Sale

Grand Venezia at Baywatch	4%
Clearwater	6%



Pinellas	5%
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Avg. Time to Close Over Last 12 Months

Grand Venezia at Baywatch	113 days
Clearwater	106 days
Pinellas	91 days