

# 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:	\$92,000
Valuated PPSF:	\$103

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:	19
Building inventory for sale:	5%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

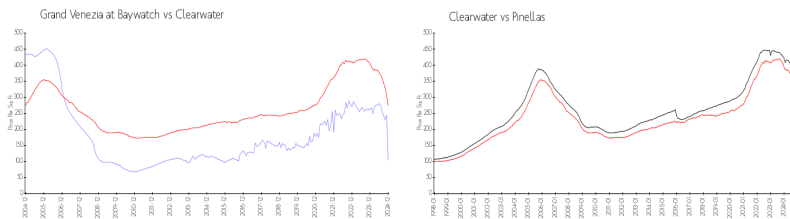
Grand Venezia at Baywatch  
 2704 Via Murano  
 Clearwater, Florida 33764  
 (727) 216 -6123

<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:	\$103/sq. ft.	Clearwater:	\$273/sq. ft.
Clearwater:	\$273/sq. ft.	Pinellas:	\$311/sq. ft.

## Inventory for Sale



Grand Venezia at Baywatch	6%
Clearwater	5%
Pinellas	4%

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

Grand Venezia at Baywatch	135 days
Clearwater	95 days
Pinellas	85 days