

# Unit 2733 Via Cipriani # 830A - Grand Bellagio at Baywatch

2733 Via Cipriani # 830A - 2722 Via Capri, Clearwater, FL, Pinellas 33764

## Unit Information

|                 |                           |
|-----------------|---------------------------|
| MLS Number:     | TB8332791                 |
| Status:         | ACTIVE                    |
| Size:           | 1,368 Sq ft.              |
| Bedrooms:       | 2                         |
| Full Bathrooms: | 2                         |
| Half Bathrooms: | 0                         |
| Parking Spaces: | Garage Door Opener, Guest |
| View:           | Trees/Woods, Water        |
| List Price:     | \$299,900                 |
| List PPSF:      | \$219                     |
| Valuated Price: | \$314,000                 |
| Valuated PPSF:  | \$230                     |

*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:      | 54  |
| Building inventory for sale:             | 17% |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

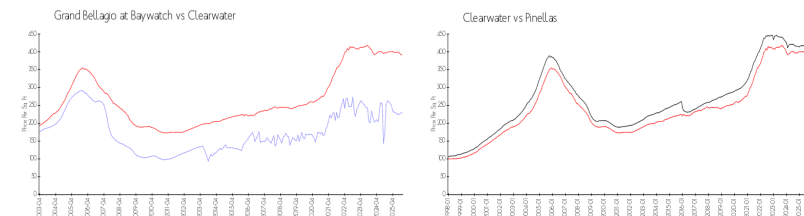
Grand Bellagio Condominium  
2701 Via Cipriani, Clearwater, FL 33764  
Phone:(727) 507-7943

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 934B   | 1,079 sq ft | Nov 2025     | \$270,000  | \$250 |
| 522B   | 1,198 sq ft | Aug 2025     | \$240,000  | \$200 |
| 631B   | 1,309 sq ft | Jul 2025     | \$200,000  | \$153 |
| 715B   | 1,650 sq ft | Mar 2025     | \$437,000  | \$265 |
| 1034A  | 1,079 sq ft | Feb 2025     | \$300,000  | \$278 |

## Market Information



|                             |               |             |               |
|-----------------------------|---------------|-------------|---------------|
| Grand Bellagio at Baywatch: | \$231/sq. ft. | Clearwater: | \$391/sq. ft. |
| Clearwater:                 | \$391/sq. ft. | Pinellas:   | \$385/sq. ft. |

## Inventory for Sale

|                            |     |
|----------------------------|-----|
| Grand Bellagio at Baywatch | 17% |
| Clearwater                 | 8%  |
| Pinellas                   | 8%  |



Built in 2002 - 310 units - 3 floors

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

|                            |          |
|----------------------------|----------|
| Grand Bellagio at Baywatch | 141 days |
| Clearwater                 | 105 days |
| Pinellas                   | 100 days |