

Unit 2738 Via Tivoli # 220B - Grand Bellagio at Baywatch

2738 Via Tivoli # 220B - 2722 Via Capri, Clearwater, FL, Pinellas 33764

Unit Information

MLS Number: TB8344772
 Status: ACTIVE
 Size: 1,443 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Garage Door Opener, Guest, Reserved
 View:
 List Price: \$349,950
 List PPSF: \$243
 Valuated Price: \$328,000
 Valuated PPSF: \$227

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

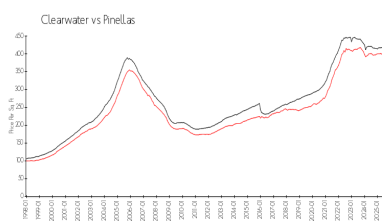
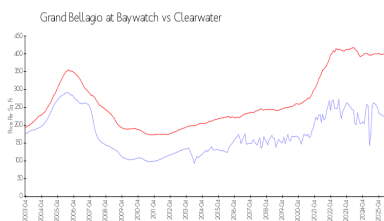
Grand Bellagio Condominium
 2701 Via Cipriani, Clearwater, FL 33764
 Phone:(727) 507-7943

<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%
----------	----

Avg. Time to Close Over Last 12 Months

Grand Bellagio at Baywatch	141 days
Clearwater	106 days
Pinellas	100 days