

Unit 2746 Via Tivoli # 135A - Grand Bellagio at Baywatch

2746 Via Tivoli # 135A - 2722 Via Capri, Clearwater, FL, Pinellas 33764

Unit Information

MLS Number:	TB8374703
Status:	ACTIVE
Size:	1,453 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Water
List Price:	\$340,900
List PPSF:	\$235
Valuated Price:	\$364,000
Valuated PPSF:	\$251

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

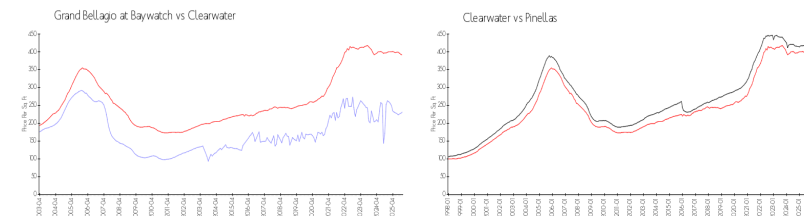
Grand Bellagio Condominium
2701 Via Cipriani, Clearwater, FL 33764
Phone:(727) 507-7943

<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