

# Unit 2757 Via Cipriani # 1121B - Grand Bellagio at Baywatch

2757 Via Cipriani # 1121B - 2722 Via Capri, Clearwater, FL, Pinellas 33764

## Unit Information

MLS Number: TB8379324  
 Status: ACTIVE  
 Size: 1,309 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$200,000  
 List PPSF: \$153  
 Valuated Price: \$297,000  
 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

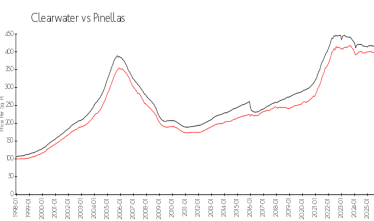
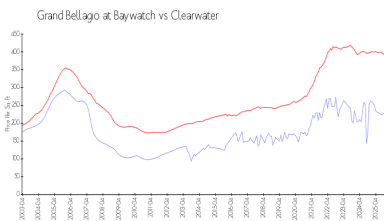
Grand Bellagio Condominium  
 2701 Via Cipriani, Clearwater, FL 33764  
 Phone:(727) 507-7943

<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	105 days
Pinellas	100 days