

# Unit 2713 Via Murano # 234 - Grand Venezia at Baywatch

2713 Via Murano # 234 - 2705 Via Murano, Clearwater, FL, Pinellas 33764

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | TB8381781  |
| Status:         | ACTIVE     |
| Size:           | 864 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: | 0          |
| Parking Spaces: | Guest      |
| View:           |            |
| Rental Price:   | \$1,595    |
| List PPSF:      | \$2        |
| Valuated Price: | \$195,000  |
| Valuated PPSF:  | \$219      |

*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

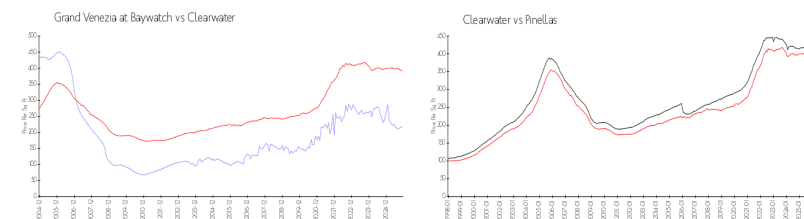
|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 336 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 32  |
| Building inventory for sale:             | 9%  |
| 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

<https://www.grand-venezia.com/Important-contacts.html>

## Market Information



|                            |               |             |               |
|----------------------------|---------------|-------------|---------------|
| Grand Venezia at Baywatch: | \$219/sq. ft. | Clearwater: | \$391/sq. ft. |
| Clearwater:                | \$391/sq. ft. | Pinellas:   | \$385/sq. ft. |

## Inventory for Sale

|                           |     |
|---------------------------|-----|
| Grand Venezia at Baywatch | 10% |
| Clearwater                | 8%  |
| Pinellas                  | 7%  |

## Avg. Time to Close Over Last 12 Months

|                           |          |
|---------------------------|----------|
| Grand Venezia at Baywatch | 102 days |
| Clearwater                | 106 days |
| Pinellas                  | 99 days  |

