

Unit 2739 Via Capri # 1039 - Grand Venezia at Baywatch

2739 Via Capri # 1039 - 2705 Via Murano, Clearwater, FL, Pinellas 33764

Unit Information

MLS Number:	TB8397241
Status:	ACTIVE
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	None
View:	Water
List Price:	\$424,900
List PPSF:	\$315
Valuated Price:	\$309,000
Valuated PPSF:	\$229

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

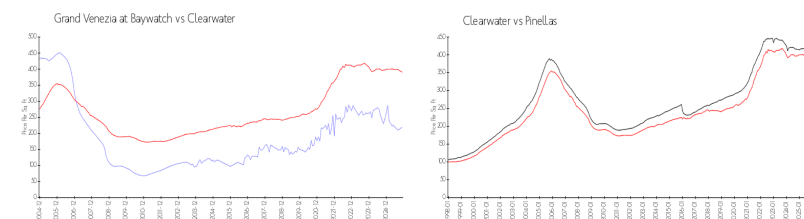
Grand Venezia at Baywatch
2704 Via Murano
Clearwater, Florida 33764
(727) 216 -6123

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
931	1,480 sq ft	Oct 2025	\$270,000	\$182
210	1,140 sq ft	Aug 2025	\$235,200	\$206
1122	1,230 sq ft	May 2025	\$260,000	\$211
631	1,480 sq ft	May 2025	\$270,000	\$182
117	980 sq ft	Apr 2025	\$220,000	\$224
526	1,230 sq ft	Apr 2025	\$228,000	\$185
633	1,230 sq ft	Apr 2025	\$265,000	\$215
437	980 sq ft	Apr 2025	\$235,000	\$240
1215	890 sq ft	Apr 2025	\$225,000	\$253

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	8%

Avg. Time to Close Over Last 12 Months

Grand Venezia at Baywatch	102 days
Clearwater	106 days
Pinellas	100 days