

Unit 2713 Via Murano # 236 - Grand Venezia at Baywatch

2713 Via Murano # 236 - 2705 Via Murano, Clearwater, FL, Pinellas 33764

Unit Information

MLS Number: TB8456415
 Status: ACTIVE
 Size: 1,230 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Guest, Open
 View: Water
 List Price: \$249,900
 List PPSF: \$203
 Valuated Price: \$269,000
 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

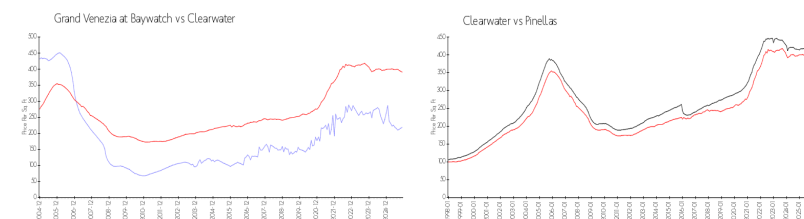
Grand Venezia at Baywatch
 2704 Via Murano
 Clearwater, Florida 33764
 (727) 216 -6123

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

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	\$219/sq. ft.	Clearwater:	\$391/sq. ft.
Baywatch:		Pinellas:	\$385/sq. ft.
Clearwater:	\$391/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	105 days
Pinellas	100 days