

Unit 2722 Via Tivoli # 415B - Grand Bellagio at Baywatch

2722 Via Tivoli # 415B - 2722 Via Capri, Clearwater, FL, Pinellas 33764

Unit Information

MLS Number: U8218831
 Status: ACTIVE
 Size: 1,650 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Boat, Driveway, Guest
 View:
 List Price: \$449,900
 List PPSF: \$273

Building Information

Number of units: 310
 Number of active listings for rent: 0
 Number of active listings for sale: 18
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 0

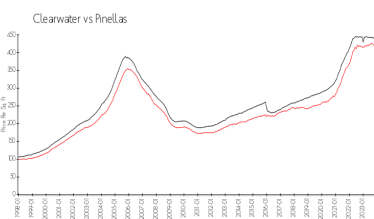
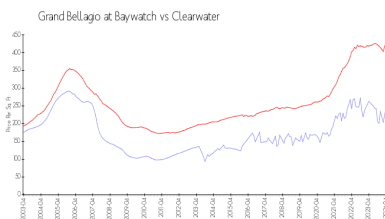
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
634B	1,079 sq ft	Feb 2024	\$275,000	\$255
514A	2,078 sq ft	Jan 2024	\$647,000	\$311
535A	1,453 sq ft	Dec 2023	\$370,000	\$255
330B	1,368 sq ft	Nov 2023	\$272,500	\$199
910A	1,368 sq ft	Oct 2023	\$275,000	\$201

Market Information



Grand Bellagio at Baywatch:	\$246/sq. ft.	Clearwater:	\$430/sq. ft.
Clearwater:	\$430/sq. ft.	Pinellas:	\$417/sq. ft.

Inventory for Sale

Grand Bellagio at Baywatch	6%
Clearwater	4%
Pinellas	3%

Avg. Time to Close Over Last 12 Months

Grand Bellagio at Baywatch	121 days
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Clearwater
Pinellas

60 days
60 days