

# Unit 2765 Via Cipriani # 1235A - Grand Bellagio at Baywatch

2765 Via Cipriani # 1235A - 2722 Via Capri, Clearwater, FL, Pinellas 33764

## Unit Information

MLS Number: U8224714  
 Status: PENDING  
 Size: 1,453 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Garage Door Opener, Garage Faces Side, Ground Level, Guest, Reserved  
 View: Water  
 List Price: \$370,000  
 List PPSF: \$255

## 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

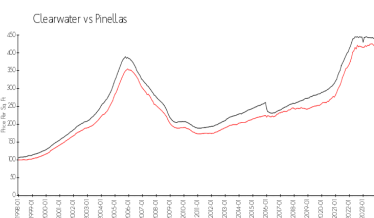
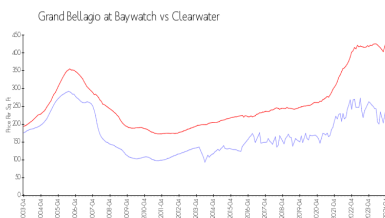
## Building Association Information

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
Clearwater	60 days
Pinellas	60 days