

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: 5
 Number of sales over the last 3 months: 1

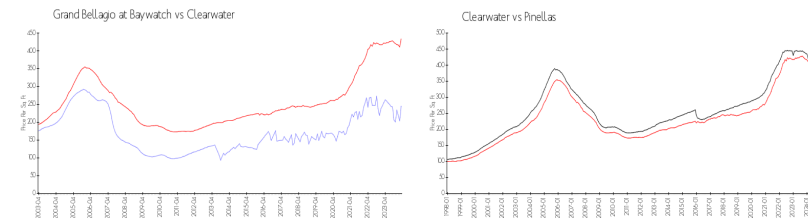
Building Association Information

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:	\$245/sq. ft.	Clearwater:	\$434/sq. ft.
Clearwater:	\$434/sq. ft.	Pinellas:	\$415/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
Clearwater
Pinellas

121 days
60 days
60 days