

# Unit 2729 Via Murano # 422 - Grand Venezia at Baywatch

2729 Via Murano # 422 - 2705 Via Murano, Clearwater, FL, Pinellas 33764

## Unit Information

MLS Number: U8241636  
 Status: ACTIVE  
 Size: 1,230 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Open  
 View: Trees/Woods  
 List Price: \$300,000  
 List PPSF: \$244  
 Valuated Price: \$341,000  
 Valuated PPSF: \$277

*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: 10  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

## Building Association Information

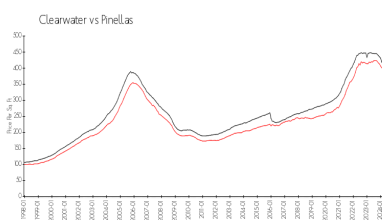
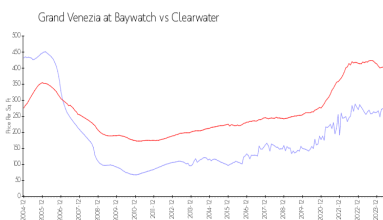
Grand Venezia at Baywatch  
 2704 Via Murano  
 Clearwater, Florida 33764  
 (727) 216 -6123

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
114	770 sq ft	Jul 2024	\$190,000	\$247
328	1,350 sq ft	Jun 2024	\$330,000	\$244
427	980 sq ft	Jun 2024	\$285,000	\$291
337	980 sq ft	Jun 2024	\$292,600	\$299
232	1,230 sq ft	May 2024	\$265,000	\$215
723	1,230 sq ft	May 2024	\$284,000	\$231

## Market Information



Grand Venezia at Baywatch: \$280/sq. ft.  
 Clearwater: \$410/sq. ft.  
 Clearwater: \$410/sq. ft.  
 Pinellas: \$417/sq. ft.



## Inventory for Sale

Grand Venezia at Baywatch	3%
Clearwater	3%
Pinellas	3%

## Avg. Time to Close Over Last 12 Months

Grand Venezia at Baywatch	84 days
Clearwater	70 days
Pinellas	68 days