

# Unit 2746 Via Tivoli # 135B - Grand Bellagio at Baywatch

2746 Via Tivoli # 135B - 2722 Via Capri, Clearwater, FL, Pinellas 33764

## Unit Information

MLS Number:	U8242120
Status:	ACTIVE
Size:	1,453 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Garage Door Opener, Tandem
View:	Water
List Price:	\$405,000
List PPSF:	\$279
Valuated Price:	\$369,000
Valuated PPSF:	\$254

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:	310
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	4%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	6

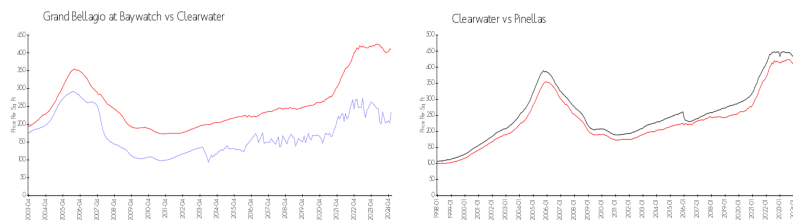
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
415B	1,650 sq ft	Jul 2024	\$420,000	\$255
1015B	1,650 sq ft	Jun 2024	\$412,000	\$250
431A	1,309 sq ft	Jun 2024	\$290,000	\$222
334B	1,079 sq ft	Jun 2024	\$260,000	\$241
1130B	1,443 sq ft	May 2024	\$268,400	\$186
1235A	1,453 sq ft	May 2024	\$350,000	\$241

## Market Information



Grand Bellagio at Baywatch:	\$234/sq. ft.	Clearwater:	\$410/sq. ft.
Clearwater:	\$410/sq. ft.	Pinellas:	\$417/sq. ft.

## Inventory for Sale

Grand Bellagio at Baywatch	5%
Clearwater	3%



Pinellas

3%

**Avg. Time to Close Over Last 12 Months**

Grand Bellagio at Baywatch	160 days
Clearwater	70 days
Pinellas	68 days