

# Unit 2705 Via Murano # 120 - Grand Venezia at Baywatch

2705 Via Murano # 120 - 2705 Via Murano, Clearwater, FL, Pinellas 33764

## Unit Information

MLS Number:	U8242997
Status:	LEASED
Size:	1,140 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	
Rental Price:	\$2,095
List PPSF:	\$2
Valuated Price:	\$289,000
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

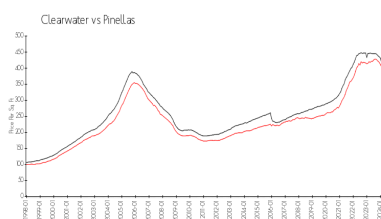
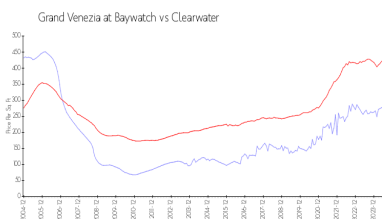
Number of units:	336
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	3%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	7

## Building Association Information

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

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

## Market Information



Grand Venezia at Baywatch:	\$255/sq. ft.	Clearwater:	\$428/sq. ft.
Clearwater:	\$428/sq. ft.	Pinellas:	\$418/sq. ft.

## Inventory for Sale

Grand Venezia at Baywatch	4%
Clearwater	3%
Pinellas	3%

## Avg. Time to Close Over Last 12 Months

Grand Venezia at Baywatch	95 days
Clearwater	74 days



Pinellas

71 days