

Unit 2738 Via Tivoli # 215A - Grand Bellagio at Baywatch

2738 Via Tivoli # 215A - 2722 Via Capri, Clearwater, FL, Pinellas 33764

Unit Information

MLS Number: U8245790
 Status: ACTIVE
 Size: 1,650 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Deeded, Garage Door Opener, Ground Level, Guest

View:
 List Price: \$460,000
 List PPSF: \$279
 Valuated Price: \$411,000
 Valuated PPSF: \$249

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

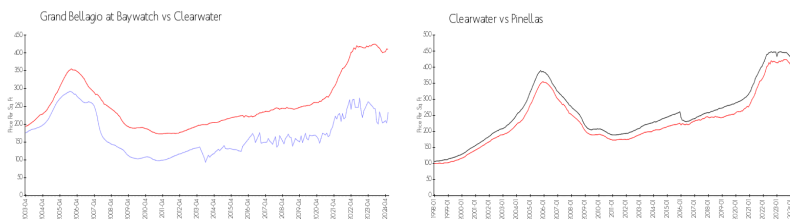
Building Association Information

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