

# Unit 2723 Via Capri # 816 - Grand Venezia at Baywatch

2723 Via Capri # 816 - 2705 Via Murano, Clearwater, FL, Pinellas 33764

## Unit Information

MLS Number: U8248481  
 Status: LEASED  
 Size: 980 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 Rental Price: \$2,200  
 List PPSF: \$2  
 Valuated Price: \$112,000  
 Valuated PPSF: \$114

*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

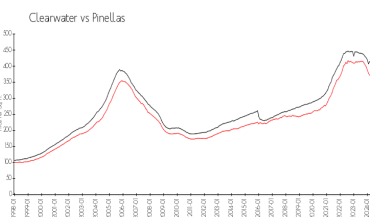
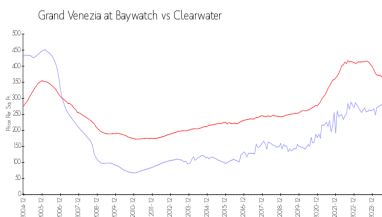
Number of units: 336  
 Number of active listings for rent: 0  
 Number of active listings for sale: 17  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 2

## 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:	\$122/sq. ft.	Clearwater:	\$328/sq. ft.
Clearwater:	\$328/sq. ft.	Pinellas:	\$361/sq. ft.

## Inventory for Sale

Grand Venezia at Baywatch	5%
Clearwater	4%
Pinellas	4%

## Avg. Time to Close Over Last 12 Months

Grand Venezia at Baywatch	127 days
Clearwater	85 days
Pinellas	79 days

