

Unit 2738 Via Tivoli # 223A - Grand Bellagio at Baywatch

2738 Via Tivoli # 223A - 2722 Via Capri, Clearwater, FL, Pinellas 33764

Unit Information

MLS Number: U8252106
 Status: Active
 Size: 1,625 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Deeded, Garage Door Opener, Garage Faces Side, Ground Level, Guest

View:
 List Price: \$400,000
 List PPSF: \$246
 Valuated Price: \$194,000
 Valuated PPSF: \$119

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: 26
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 8

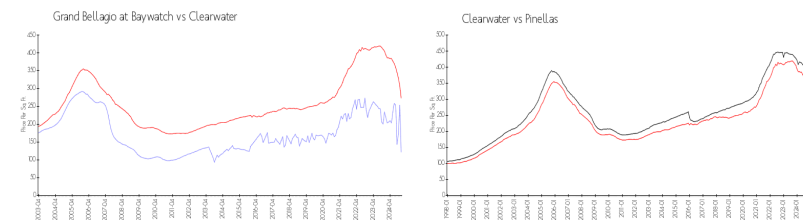
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1022B	1,020 sq ft	Dec 2024	\$233,000	\$228
520B	1,368 sq ft	Dec 2024	\$340,000	\$249
716A	1,598 sq ft	Dec 2024	\$475,000	\$297
834B	1,079 sq ft	Nov 2024	\$335,000	\$310
215A	1,650 sq ft	Nov 2024	\$430,000	\$261
110A	1,368 sq ft	Nov 2024	\$275,000	\$201
835B	1,453 sq ft	Nov 2024	\$360,000	\$248

Market Information



Grand Bellagio at Baywatch:	\$121/sq. ft.	Clearwater:	\$273/sq. ft.
Clearwater:	\$273/sq. ft.	Pinellas:	\$311/sq. ft.

Inventory for Sale

Grand Bellagio at Baywatch: 8%
 Clearwater: 5%
 Pinellas: 4%



Avg. Time to Close Over Last 12 Months

Grand Bellagio at Baywatch	172 days
Clearwater	95 days
Pinellas	85 days