

# 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: \$398,000  
 Valuated PPSF: \$245

*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: 36  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 2

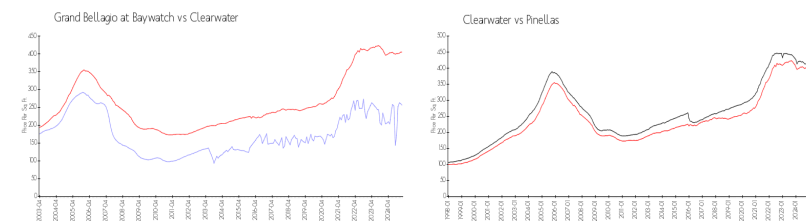
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
715B	1,650 sq ft	Mar 2025	\$437,000	\$265
1034A	1,079 sq ft	Feb 2025	\$300,000	\$278
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

## Market Information



Grand Bellagio at Baywatch:	\$249/sq. ft.	Clearwater:	\$404/sq. ft.
Clearwater:	\$404/sq. ft.	Pinellas:	\$404/sq. ft.

## Inventory for Sale

Grand Bellagio at Baywatch	12%
Clearwater	6%
Pinellas	5%

## Avg. Time to Close Over Last 12 Months



Grand Bellagio at Baywatch	165 days
Clearwater	106 days
Pinellas	92 days