

# Unit 2773 Via Cipriani # 1332B - Grand Bellagio at Baywatch

2773 Via Cipriani # 1332B - 2722 Via Capri, Clearwater, FL, Pinellas 33764

## Unit Information

MLS Number:	U8255596
Status:	ACTIVE
Size:	1,198 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Water
List Price:	\$349,950
List PPSF:	\$292
Valuated Price:	\$297,000
Valuated PPSF:	\$248

*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:	38
Building inventory for sale:	12%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	2

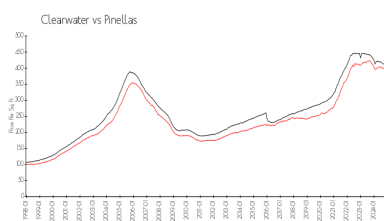
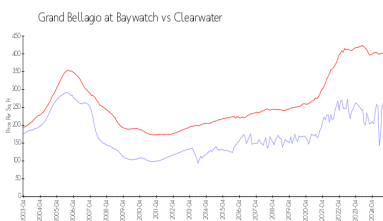
## Building Association Information

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	6%

## Avg. Time to Close Over Last 12 Months



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