

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: \$145,000
 Valuated PPSF: \$121

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: 25
 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

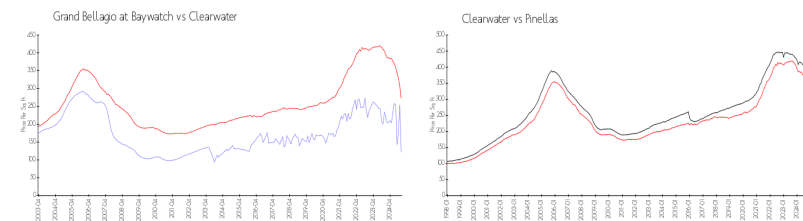
Building Association Information

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