

# Unit 2732 Via Murano # 524 - Grand Venezia at Baywatch

2732 Via Murano # 524 - 2705 Via Murano, Clearwater, FL, Pinellas 33764

## Unit Information

MLS Number:	T3518472
Status:	ACTIVE
Size:	864 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Common
View:	Trees/Woods
List Price:	\$297,500
List PPSF:	\$344

## Building Information

Number of units:	336
Number of active listings for rent:	0
Number of active listings for sale:	21
Building inventory for sale:	6%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

## Building Association Information

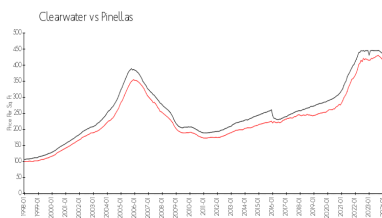
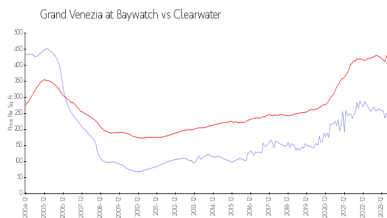
Grand Venezia at Baywatch  
 2704 Via Murano  
 Clearwater, Florida 33764  
 (727) 216 -6123

<http://www.grand-venezia.com/Important-contacts.html>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
723	1,230 sq ft	May 2024	\$284,000	\$231
433	1,230 sq ft	Feb 2024	\$280,000	\$228
1022	1,230 sq ft	Feb 2024	\$280,000	\$228
1230	1,140 sq ft	Feb 2024	\$340,000	\$298
632	1,230 sq ft	Feb 2024	\$260,000	\$211

## Market Information



Grand Venezia at Baywatch:	\$247/sq. ft.	Clearwater:	\$441/sq. ft.
Clearwater:	\$441/sq. ft.	Pinellas:	\$419/sq. ft.

## Inventory for Sale

Grand Venezia at Baywatch	6%
Clearwater	4%
Pinellas	3%



## **Avg. Time to Close Over Last 12 Months**

Grand Venezia at Baywatch	71 days
Clearwater	62 days
Pinellas	62 days