

Unit 2738 Via Tivoli # 216A - Grand Bellagio at Baywatch

2738 Via Tivoli # 216A - 2722 Via Capri, Clearwater, FL, Pinellas 33764

Unit Information

MLS Number: W7855629
 Status: ACTIVE
 Size: 1,598 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Driveway, Garage Door Opener
 View: Tennis Court, Water
 List Price: \$455,000
 List PPSF: \$285

Building Information

Number of units: 310
 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: 11
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

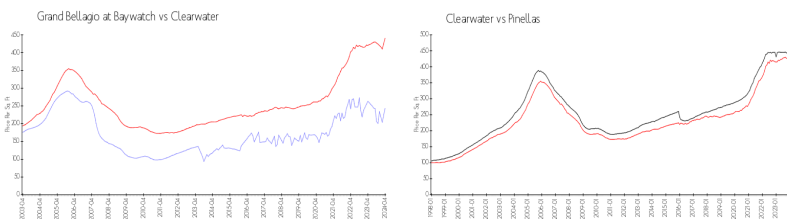
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1235A	1,453 sq ft	May 2024	\$350,000	\$241
634B	1,079 sq ft	Feb 2024	\$275,000	\$255
514A	2,078 sq ft	Jan 2024	\$647,000	\$311
535A	1,453 sq ft	Dec 2023	\$370,000	\$255
330B	1,368 sq ft	Nov 2023	\$272,500	\$199

Market Information



Grand Bellagio at Baywatch:	\$244/sq. ft.	Clearwater:	\$441/sq. ft.
Clearwater:	\$441/sq. ft.	Pinellas:	\$419/sq. ft.

Inventory for Sale

Grand Bellagio at Baywatch	7%
Clearwater	4%
Pinellas	3%

Avg. Time to Close Over Last 12 Months

Grand Bellagio at Baywatch	119 days
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Clearwater
Pinellas

62 days
62 days