

# Unit 2705 Via Murano # 114 - Grand Venezia at Baywatch

2705 Via Murano # 114 - 2705 Via Murano, Clearwater, FL, Pinellas 33764

## Unit Information

MLS Number: T3518456  
 Status: ACTIVE  
 Size: 770 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$240,000  
 List PPSF: \$312

## 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: 3

## Building Association Information

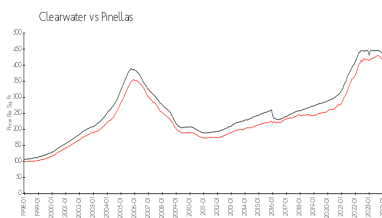
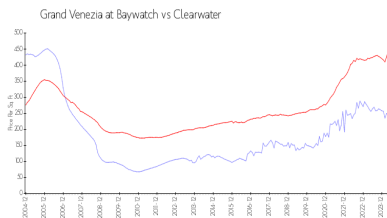
Grand Venezia at Baywatch  
 2704 Via Murano  
 Clearwater, Florida 33764  
 (727) 216 -6123

<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.  
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 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 |