

\$245,000 - 2709 Via Cipriani 522b, CLEARWATER

MLS® #TB8367969

\$245,000

2 Bedroom, 2.00 Bathroom, 1,198 sqft

Residential

GRAND BELLAGIO AT BAYWATCH CONDO,
CLEARWATER, FL

Price Adjustment! The Grand Bellagio at Baywatch is unlike any other in the Tampa Bay area. This GORGEOUS condominium community is tucked away behind an impressive 24-hour manned guard gate & beautiful entrance! Let's talk about Grand Bellagio for a moment. Originally developed in 2002 and meticulously maintained, it feels like a brand new community! Within the last few years, the HOA has replaced the roof, replaced the stucco & painted the exterior, installed new hurricane impact windows, repaved the asphalt driveways, & updated the property with new landscaping! With resort-style amenities, you'll feel like you are vacation EVERYDAY! The long list of amenities included with the maintenance fee: a fabulous heated pool, hot tub, pool side cabanas, a fitness center, a rentable clubhouse for your larger gatherings & parties, a game room with a pool table, sauna, meeting space, lighted tennis courts, pickleball courts, sand volleyball court, playground, a dog park, a car wash, valet trash service, BBQ grills outside each building, & 1.5-mile lighted waterfront walking path. Since this community is located right on the bay, you have kayak access, community piers for fishing, & if you own a boat, there are boat slips for sale or rent that can accommodate up to 50 foot vessels! This home is on the second floor of Building 5- a SUPERIOR LOCATION due to the fact that you are within a VERY short walk to ALL of the



amenities listed above! This Trevi Model condominium has assigned parking space 105 & COMES WITH A BONUS storage space (S64) just one building over, on the way to the community piers and docks. This home has 1198 square feet of living space with an open floor plan, two bedrooms and two bathrooms, and is completely turnkey. The design of this floorplan is efficient, making it seem MUCH LARGER than its stated size and making it very EASY to clean and maintain. The kitchen has granite countertops, contemporary cabinetry with a glass backsplash that makes the kitchen pop. The formal dining area is conveniently next to the kitchen and flows directly into the LARGE living room that has a beautiful natural gas fireplace. The primary bedroom has space for a home office, exercise area, or nursery. The walk-in closet is spacious enough for everyone's clothing! The ensuite bathroom has dual vanities, tub and shower. This unit has new low emission hurricane impact windows which provide plenty of NATURAL LIGHT. If you suffer from allergies or have pets, this home is IDEAL because there is NO CARPET with tile in the wet areas and beautiful wood laminate in the bedrooms. Thinking about a RELAXING day at the pool and want one of the first-come, first-served cabanas? Just look outside your living room window for an amazing view of the pool area! Recent updates include tile glass backsplash (2024), Stainless Steel Appliances: Gas Stove (2024), Refrigerator (2023), Air Ducts professionally cleaned & sanitized (2023), and Microwave (2022). This community is highly desired not only for its AMAZING RESORT-STYLE AMENITIES, but for its waterfront location and its proximity to Clearwater Beach, St. Petersburg, and Tampa. Conveniently located just minutes from a plethora of restaurants, shopping, the musical & cultural offerings at Ruth Eckerd Hall, The Capitol Theatre, Baycare Sound, and

places of worship. You only live once and you deserve the best. Schedule your private tour and make 2709 Via Cipriani your personal paradise!

Built in 2002

Essential Information

MLS® #	TB8367969
Price	\$245,000
Sold Price	\$240,000
Sold Date	August 22nd, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,198
Year Built	2002
Type	Residential
Sub-Type	Condominium
Style	Mediterranean
Status	Sold

Community Information

Address	2709 Via Cipriani 522b
Area	Clearwater
Subdivision	GRAND BELLAGIO AT BAYWATCH CONDO
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33764-3960

Amenities

Amenities	Clubhouse, Fitness Center, Gated, Pickleball Court(s), Playground, Pool, Recreation Facilities, Sauna, Spa/Hot Tub, Tennis Court(s)
View	Pool
Waterfront	Bay/Harbor Front, Canal Front

Interior

Interior Features	Ceiling Fan(s), Crown Molding, High Ceilings, Living Room/Dining Room
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	Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	3

Exterior

Exterior Features	Lighting
Roof	Tile
Foundation	Slab

School Information

Elementary	Belcher Elementary-PN
Middle	Oak Grove Middle-PN
High	Clearwater High-PN

Additional Information

Date Listed	April 10th, 2025
Days on Market	170

Listing Details

Listing Office	FLORIDA EXECUTIVE REALTY
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