

\$3,700 - 2722 Via Tivoli 435b, CLEARWATER

MLS® #TB8393304

\$3,700

3 Bedroom, 2.00 Bathroom, 1,453 sqft

Residential Lease on 36.50 Acres

GRAND BELLAGIO AT BAYWATCH CONDO THE, CLEARWATER, FL

Encounter luxury, elegance and designer finishes in this totally remodeled three (3) bedroom two (2) bath fully furnished condominium with outside terrace and Garage G-45 (a single car garage underneath building) that includes community resort-style amenities in this "gated waterfront community" known as The Grand Bellagio at Baywatch Condominiums on "Old Tampa Bay".

Porcelain tile throughout; hall coat closet; 9 1/2 foot ceilings throughout; crown molding in living room, master suite, dining room, kitchen and foyer; granite kitchen counter tops, wood cabinetry, stainless steel appliances, breakfast bar and built-in pantry; full size washer and dryer with shelving in laundry closet; primary suite has sitting/office area; walk in closet, en-suite with garden tub, dual sinks with cultured marble tops, walk-in shower and linen closet. Centrally located for access to both airports, beaches, waterfront cities/communities, the International Mall and other area malls, local, county and state parks. Grand Bellagio amenities include a 6800 sq ft social villa with 24 hour fitness center; billiards room; owners conference room; club/TV room; geo-thermal heated pool & spa; sauna; poolside cabanas; 1 1/2 mile light waterfront promenade; lighted tennis court with adjacent gazebo, sand volleyball court, playground and an additional gazebo on the waterfront at Building 13; kayak, entertainment and sun deck pavilions attached to marina are currently



undergoing a renovation project for the next several months. The photos of the three pavilions are prior to the renovation project and might be slightly modified/rebuilt once completed. NO AIRBNB AND NO SHORT TERM RENTALS. Full year rental term in this classified residential community. No pets, no smoking. Tenant pays all utilities. Gas stove and gas hot water heater. All room sizes were measured but are deemed to be approximate. Floor plan is included in the photos.

Built in 2002

Essential Information

MLS® #	TB8393304
Price	\$3,700
Sold Price	\$3,500
Sold Date	August 15th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,453
Acres	36.50
Year Built	2002
Type	Residential Lease
Sub-Type	Condominium
Status	Leased

Community Information

Address	2722 Via Tivoli 435b
Area	Clearwater
Subdivision	GRAND BELLAGIO AT BAYWATCH CONDO THE
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33764-3959

Amenities

Amenities	Clubhouse, Fitness Center, Gated, Playground, Pool, Recreation
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	Facilities, Sauna, Security, Spa/Hot Tub, Tennis Court(s)
Parking	Assigned, Garage Door Opener, Ground Level, Guest, Under Building
# of Garages	1
View	Pool, Water
Is Waterfront	Yes
Waterfront	Bay/Harbor Front, Canal Front, Waterfront, Bay/Harbor, Canal - Saltwater

Interior

Interior Features	Ceiling Fan(s), Coffered Ceiling(s), Crown Molding, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1

Exterior

Exterior Features	Balcony, Irrigation System, Outdoor Grill, Private Mailbox, Rain Gutters, Sauna, Sidewalk, Sliding Doors, Tennis Court(s)
Lot Description	City Lot, Landscaped, Near Golf Course, Near Marina, Near Public Transit, Private, Sidewalk

School Information

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

Additional Information

Date Listed	July 1st, 2025
Days on Market	119

Listing Details

Listing Office	RE/MAX REALTEC GROUP INC
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