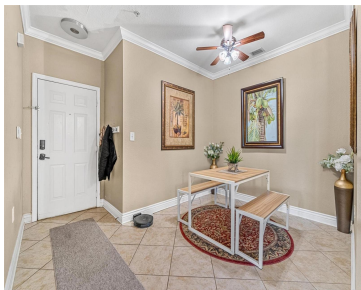


2717 VIA CIPRIANI CLEARWATER FL 33764

https://candiscarmichael.com



Welcome to The Grand Bellagio—Waterfront Living on Old Tampa Bay! This move-in-ready 3rd-floor condo offers 2 bedrooms and 2 bathrooms in a spacious split floorplan. The open kitchen features stainless steel appliances, a gas range, and a granite bar top that connects seamlessly to the living room. Both bedrooms are primary-sized with ensuite baths and [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1309 sq ft



Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC  
**Status:** Active

**Office ID:** MFR260000779  
**MLS ID:** MFRTB8419478



**Call us now**  
Phone: 727-888-3292  
Email: RealtorCandis@gmail.com



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## Basics

**Unit Number:** 631A

**Date added:** Added 3 months ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 3 floors

**Lot size, sq ft:** 0 sq ft

**UnitNumber:** 631A

**ListOfficeName:** CHARLES RUTENBERG  
REALTY INC

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1309 sq ft

**Year built:** 2002

**SubdivisionName:** GRAND BELLAGIO AT  
BAYWATCH CONDO THE

**ListAOR:** mfrmls

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## Location Details

**Township:** 29

**Road Surface Type:** Paved

**Elementary School:** Belcher Elementary-PN **Middle Or Junior School:** Oak Grove Middle-PN

**High School:** Clearwater High-PN

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Ceramic Tile, Laminate

**Waterfront YN:** Yes

**Parking Features:** Assigned, Ground Level, Guest

**Exterior Features:** Lighting, Rain Gutters, Sidewalk

**Security Features:** Gated Community

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Water Available

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Laundry Features:** Inside, Laundry Closet, Washer Hookup

**Waterfront Features:** Bay/Harbor, Canal - Saltwater

**Pets Allowed:** Yes

**Roof:** Tile

**Window Features:** ENERGY STAR Qualified Windows

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** FloodZone, Landscaped, Sidewalk, Paved

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## Property Details

**Subdivision Name:** GRAND BELLAGIO AT BAYWATCH CONDO THE

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 20-29-16-32691-006-0311

**Direction Faces:** North

**Construction Materials:** Stucco, Frame

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## Association Information

**Association YN:** Yes

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Escrow Reserves Fund, Insurance, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Security, Trash

**Association Fee Frequency:** Monthly

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights



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# Fees&Taxes

Tax Year: 2024

Tax Annual Amount:  
\$4,562

Tax Legal Description: GRAND BELLAGIO AT BAYWATCH CONDO,  
THE BLDG 6, UNIT 631A

# Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	7x8.75	First	8.75	7
Primary Bedroom	12x11	First	11	12
Living Room	16.5x22	First	22	16.5
Primary Bathroom	8x7.5	First	7.5	8
Bedroom 2	12.5x10.5	First	10.5	12.5
Bathroom 2	8.5x7.5	First	7.5	8.5
Dining Room	11x11	First	11	11

# Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Gated Community

**WindowFeatures:** ENERGY STAR  
Qualified Windows

**Utilities:** BB/HS Internet Available,  
Cable Available, Electricity Available,  
Phone Available, Water Available

**Amenities:** Dishwasher, Microwave,  
Range, Refrigerator

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation -  
Owned, Buyer Approval Required, Clubhouse, Deed  
Restrictions, Fitness Center, Gated Community - Guard,  
Playground, Pool, Sidewalks, Tennis Court(s), Street  
Lights

**ExteriorFeatures:** Lighting, Rain Gutters, Sidewalk

**Features:** Ceiling Fans(s), Crown Molding, Eat-in  
Kitchen, High Ceilings, Kitchen/Family Room Combo,  
Living Room/Dining Room Combo, Open Floorplan, Solid  
Surface Counters, Solid Wood Cabinets, Split Bedroom,  
Stone Counters, Thermostat, Walk-In Closet(s), Window  
Treatments

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Frame, Stucco

**Parking:** Assigned, Ground Level, Guest

**Heating:** Central

**Roof:** Tile

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Appointment Only, Call Listing Office, See  
Remarks, ShowingTime



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