

2730 VIA TIVOLI CLEARWATER FL 33764

<https://candiscarmichael.com>



\$575,000



Water-view Townhome in the Beautiful Grand Bellagio Community! Welcome to this spacious and inviting 3-bedroom, 2.5-bathroom two-story townhome with a 2-car garage, perfectly situated in the sought-after Grand Bellagio waterfront community. Enjoy serene water views of Old Tampa Bay and resort-style amenities in a truly picturesque setting. This well-appointed home features new tile flooring, newer [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2078 sq ft



Courtesy of

Listing Office: RE/MAX ACTION FIRST OF FLORIDA
Status: Active

Office ID: MFR260031587
MLS ID: MFRTB8450178



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Unit Number: 314B

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 2078 sq ft

Year built: 2002

View: Water

ListOfficeName: RE/MAX ACTION FIRST OF FLORIDA

ListAOR: mfrmls

Bathrooms Full: 2

Date added: Added 2 days ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 0 sq ft

UnitNumber: 314B

SubdivisionName: GRAND BELLAGIO AT BAYWATCH CONDO THE

GarageSpaces: 2

Location Details

Township: 29

Road Responsibility: Private Maintained Road

Middle Or Junior School: Oak Grove Middle-PN

Road Surface Type: Asphalt

Elementary School: Belcher Elementary-PN

High School: Clearwater High-PN

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, Primary Bedroom Upstairs, Smart Home, Stone Counters, Walk-In Closet(s), Window Treatments

Flooring: Laminate, Marble, Tile

Patio And Porch Features: Covered, Enclosed, Screened

Waterfront YN: Yes

Fireplace YN: Yes

Parking Features: Assigned, Driveway, Garage Door Opener, Ground Level, Reserved, Tandem

Attached Garage YN: Yes

Pets Allowed: Number Limit

Roof: Tile

Window Features: Blinds, Window Treatments

Utilities: Cable Connected, Fire Hydrant, Natural Gas Connected, Public, Sewer Connected, Sprinkler Well, Water Connected

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Corner Lot, FloodZone, City Limits, Near Marina, Near Public Transit, Sidewalk, Private

Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener

Laundry Features: In Garage

Pool Features: Other

Waterfront Features: Bay/Harbor, Canal - Saltwater

Fireplace Features: Family Room, Gas, Primary Bedroom

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Balcony, French Doors, Lighting, Rain Gutters, Sidewalk

Security Features: Fire Alarm, Fire Sprinkler System, Gated Community, Secured Garage/Parking, Security Gate, Security System, Smoke Detector(s)

Architectural Style: Mediterranean

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

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Subdivision Name: GRAND BELLAGIO AT
BAYWATCH CONDO THE

Levels: Two

Direction Faces: East

Builder Model: San Pietro

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, Other,
VA Loan

Parcel Number: 20-29-16-32691-003-0142

Property Attached YN: Yes

Builder Name: DelAmerican

Number Of Lots: 311

Construction Materials: Stucco, Frame

Property Condition: Completed

Association Information

Association Fee Includes: Guard - 24 Hour, Pool, Escrow
Reserves Fund, Fidelity Bond, Insurance, Maintenance Structure,
Maintenance Grounds, Maintenance, Management, Pest Control,
Private Road, Recreational Facilities, Security

Association Amenities:
Clubhouse, Gated, Park,
Playground, Pool, Recreation
Facilities, Sauna, Security,
Spa/Hot Tub, Tennis
Court(s), Vehicle Restrictions

Community Features: Association Recreation - Owned, Buyer
Approval Required, Deed Restrictions, Fitness Center, No
Truck/RV/Motorcycle Parking, Playground, Pool, Sidewalks, Tennis
Court(s), Street Lights

Fees&Taxes

Tax Year:
2025

Tax Legal Description: GRAND BELLAGIO AT BAYWATCH CONDO, THE BLDG 3,
UNIT 314B & GARAGE G-314B (and Tandem Parking Space T-314B)

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	18x14	First	14	18
Dining Room	12x10	First	10	12
Family Room	19x12	First	12	19
Kitchen	12x10	First	10	12
Dinette	9x8	First	8	9
Foyer	5x7	First	7	5
Primary Bedroom	17x15	Second	15	17
Primary Bathroom	12x10	Second	10	12
Bedroom 2	16x11	Second	11	16
Bedroom 3	12x10	Second	10	12
Balcony/Porch/Lanai	9x8	First	8	9
Balcony/Porch/Lanai	9x8	Second	8	9
Loft	9x6	Second	6	9

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Fire Alarm, Fire Sprinkler System, Gated Community, Secured Garage/Parking, Security Gate, Security System, Smoke Detector(s)

WindowFeatures: Blinds, Window Treatments

PoolFeatures: Other

Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Family Room, Gas, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom, PrimaryBedroom Upstairs, Smart Home, Stone Counters, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

CommunityFeatures: Association Recreation - Owned, Buyer Approval Required, Deed Restrictions, Fitness Center, No Truck/RV/Motorcycle Parking, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

ExteriorFeatures: Balcony, French Doors, Lighting, Rain Gutters, Sidewalk

Utilities: Cable Connected, Fire Hydrant, Natural Gas Connected, Public, Sewer Connected, Sprinkler Well, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener

Building Details

ArchitecturalStyle: Mediterranean **NewConstructionYN:** No

Heating: Central, Electric

Exterior material: Frame, Stucco

Roof: Tile

Parking: Assigned, Driveway, Garage Door Opener, Ground Level, Reserved, Tandem

Miscellaneous

Ownership: Condominium

Occupant Type: Tenant

Other Equipment: Irrigation Equipment

Showing Requirements: Supra Lock Box, 24 Hour Notice, Appointment Only, Listing Agent Must Accompany, Lockbox



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