

# 2730 VIA TIVOLI CLEARWATER FL 33764

<https://candiscarmichael.com>



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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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Basics

<b>Unit Number:</b> 314B	<b>Bathrooms Full:</b> 2
<b>Bathrooms Half:</b> 1	<b>Date added:</b> Added 2 months ago
<b>Category:</b> Townhouse	<b>Type:</b> Residential
<b>Bedrooms:</b> 3 beds	<b>Bathrooms:</b> 3 baths
<b>Half baths:</b> 1 half bath	<b>Floors:</b> 2 floors
<b>Area, sq ft:</b> 2078 sq ft	<b>Lot size, sq ft:</b> 0 sq ft
<b>Year built:</b> 2002	<b>UnitNumber:</b> 314B
<b>View:</b> Water	<b>SubdivisionName:</b> GRAND BELLAGIO AT BAYWATCH CONDO THE
<b>ListOfficeName:</b> RE/MAX ACTION FIRST OF FLORIDA	<b>GarageSpaces:</b> 2
<b>ListAOR:</b> mfrmls	

## Location Details

<b>Township:</b> 29	<b>Road Surface Type:</b> Asphalt
<b>Road Responsibility:</b> Private Maintained Road	<b>Elementary School:</b> Belcher Elementary-PN
<b>Middle Or Junior School:</b> Oak Grove Middle-PN	<b>High School:</b> 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

## Property Details



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

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

**Levels:** Two

**Property Attached YN:** Yes

**Direction Faces:** East

**Builder Name:** DelAmerican

**Builder Model:** San Pietro

**Number Of Lots:** 311

**Foundation Details:** Slab

**Construction Materials:** Stucco, Frame

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

**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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