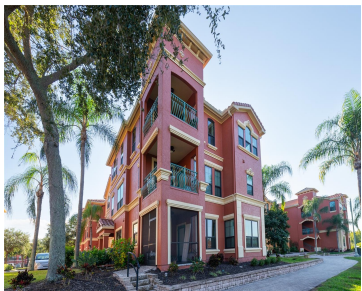


2730 VIA TIVOLI CLEARWATER FL 33764

<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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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 months 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

Property Details



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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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