

2738 VIA TIVOLI CLEARWATER FL 33764

<https://candiscarmichael.com>



\$400,000



This townhouse is a rare find in the waterfront community of Grand Bellagio, and the updates bring it to the next level. The Grand Bellagio has recently undergone an exterior renovation with new hurricane rated windows, new stucco, and new roofs in 2022/2023 and 2024 has more improvements as the full docks are under reconstruction [...]

- 2 beds
- 3 baths
- Residential
- Condominium
- Active
- 1625 sq ft



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



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRU8252106

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/U8252106>

Basics

Unit Number: 223A

Bathrooms Half: 1

Category: Condominium

Bedrooms: 2 beds

Half baths: 1 half bath

Area, sq ft: 1625 sq ft

Year built: 2002

SubdivisionName: GRAND BELLAGIO AT
BAYWATCH CONDO THE

GarageSpaces: 2

Bathrooms Full: 2

Date added: Added 1 month ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 1593437 sq ft

UnitNumber: 223A

ListOfficeName: CHARLES RUTENBERG
REALTY INC

ListAOR: mfrmls

Location Details

Township: 29

Road Responsibility: Private Maintained Road

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Stone Counters, Thermostat, Window Treatments

Flooring: Carpet, Laminate

Waterfront YN: Yes

Parking Features: Deeded, Garage Door Opener, Garage Faces Side, Ground Level, Guest

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Number Limit

Roof: Tile

Window Features: Double Pane Windows, ENERGY STAR Qualified Windows, Impact Glass/Storm Windows, Window Treatments

Water Source: Public, Well

Cooling: Central Air

Appliances: Dishwasher, Disposal, Dryer, Gas Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer, Water Softener

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Upper Level, Washer Hookup

Waterfront Features: Bay/Harbor

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Irrigation System, Lighting, Outdoor Grill, Private Mailbox, Rain Gutters, Sidewalk, Sprinkler Metered

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

Utilities: Cable Available, Electricity Available, Electricity Connected, Fire Hydrant, Natural Gas Available, Natural Gas Connected, Phone Available, Public, Sewer Available, Sewer Connected, Sprinkler Well, Street Lights, Water Available, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

Property Details

Subdivision Name: GRAND BELLAGIO AT BAYWATCH CONDO THE

Levels: Three Or More

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 20-29-16-32691-002-0231

Direction Faces: North

Construction Materials: Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Fee Includes: Guard - 24 Hour, Common Area Taxes, Pool, Escrow Reserves Fund, Maintenance Structure, Maintenance Grounds, Management, Private Road, Recreational Facilities, Security, Trash

Community Features: Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Playground, Pool, Sidewalks, Tennis Courts

Fees&Taxes

Tax Year: 2023

Tax Annual Amount:
\$3,426

Tax Legal Description: GRAND BELLAGIO AT BAYWATCH CONDO, THE BLDG 2, UNIT 223A & BLDG 2, GARAGE G-223A

Tax Lot: 0231

Rooms

Room type	Level
Living Room	First
Kitchen	First
Dining Room	First
Primary Bedroom	Second
Bedroom 2	Second

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 Lights, Smoke Detector(s)

WindowFeatures: Double Pane Windows, ENERGY STAR Qualified Windows, Impact Glass/Storm Windows, Window Treatments

Utilities: Cable Available, Electricity Available, Electricity Connected, Fire Hydrant, Natural Gas Available, Natural Gas Connected, Phone Available, Public, Sewer Available, Sewer Connected, Sprinkler Well, Street Lights, Water Available, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Gas Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer, Water Softener

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Playground, Pool, Sidewalks, Tennis Courts

ExteriorFeatures: Irrigation System, Lighting, Outdoor Grill, Private Mailbox, Rain Gutters, Sidewalk, Sprinkler Metered

Features: Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Stone Counters, Thermostat, Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Stucco

Parking: Deeded, Garage Door Opener, Garage Faces Side, Ground Level, Guest

Heating: Central, Electric

Roof: Tile

Miscellaneous

Ownership: Condominium **Disclosures:** Condominium Disclosure Available, Seller Property Disclosure

Occupant Type: Owner **Showing Requirements:** 24 Hour Notice, Appointment Only, Gate Code Required, Lock Box Electronic-CBS Code Required



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