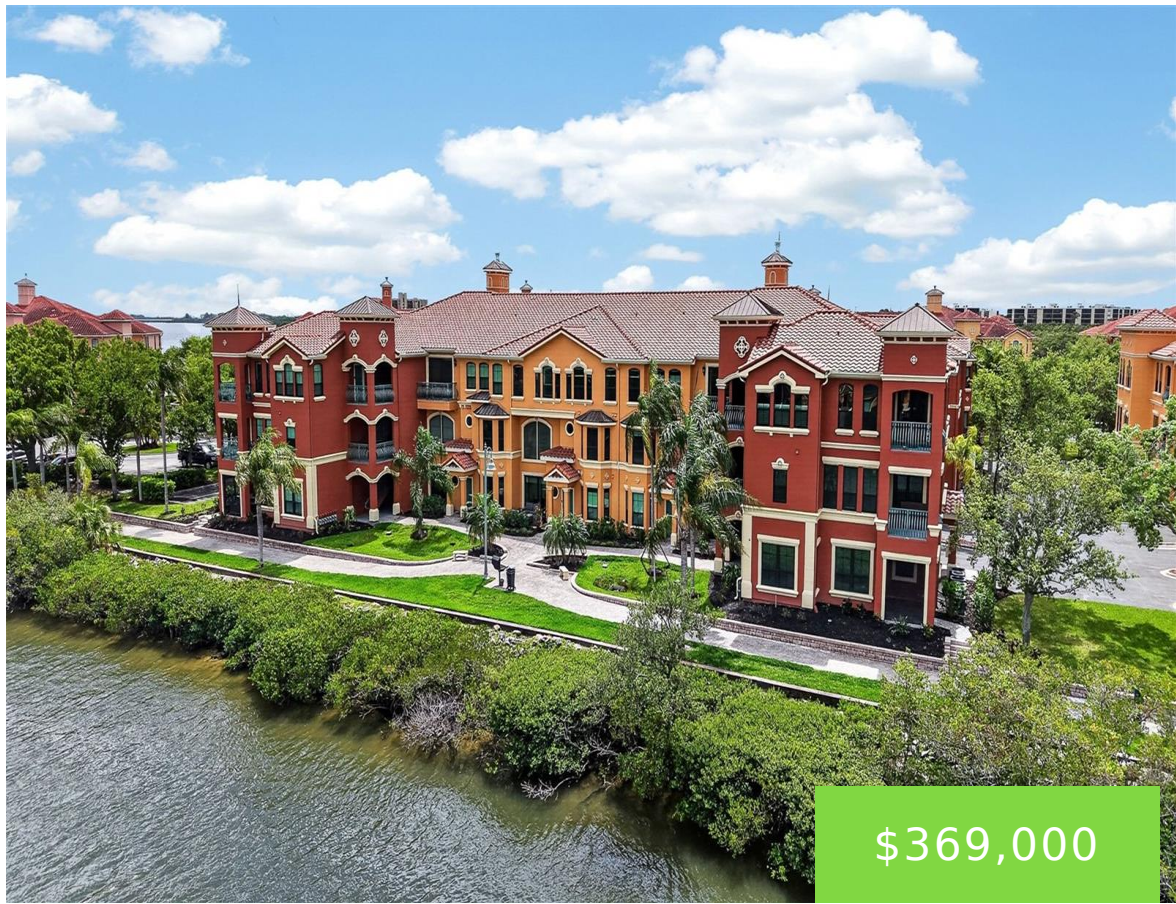


2746 VIA TIVOLI CLEARWATER FL 33764

https://candiscarmichael.com



Start living the waterfront lifestyle you’ve been dreaming of in this beautifully updated townhouse-style residence in the elegant Grand Bellagio at Baywatch, now offered as the lowest-priced 2-bedroom townhouse in the community. Nestled within a 24-hour guard-gated enclave along Old Tampa Bay, this exceptional home combines refined coastal luxury with the ease of resort-style living. [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1598 sq ft



Courtesy of

Listing Office: KELLER WILLIAMS REALTY PORTFOLIO COLLECTION

Status: Active

Office ID: MFR260015373

MLS ID: MFRTB8496654



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Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8496654>

Basics

Unit Number: 116A

Date added: Added 41 minutes ago

Type: Residential

Bathrooms: 2 baths

Floors: 2 floors

Year built: 2002

View: Water

ListOfficeName: KELLER WILLIAMS REALTY
PORTFOLIO COLLECTION

ListAOR: mfrmls

Bathrooms Full: 2

Category: Condominium

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1598 sq ft

UnitNumber: 116A

SubdivisionName: GRAND BELLAGIO AT
BAYWATCH CONDO

GarageSpaces: 2

Location Details

Township: 29

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Primary Bedroom Upstairs, Walk-In Closet(s)

Flooring: Tile

Pool Features: Heated, In Ground, Outside Bath Access

Spa Features: Heated, In Ground

Waterfront Features: Canal - Saltwater

Fireplace Features: Gas, Living Room, Other

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Playground, Sidewalk, Sliding Doors

Security Features: Fire Alarm, Fire Sprinkler System, Gated Community

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Electric Dryer Hookup, Inside, Laundry Closet, Washer Hookup

Spa YN: Yes

Waterfront YN: Yes

Fireplace YN: Yes

Parking Features: Assigned, Garage Door Opener, Guest, Oversized

Attached Garage YN: Yes

Pets Allowed: Dogs OK, Number Limit

Roof: Tile

Architectural Style: Mediterranean

View: Water

Sewer: Public Sewer

Heating: Heat Pump, Natural Gas

Property Details

Subdivision Name: GRAND BELLAGIO AT BAYWATCH CONDO

Levels: Multi/Split

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 20-29-16-32691-001-0161

Direction Faces: North

Construction Materials: Frame

Association Information



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Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Pest Control, Recreational Facilities, Security, Trash

Association Amenities: Cable TV, Clubhouse, Fitness Center, Gated, Maintenance, Playground, Pool, Recreation Facilities, Sauna, Security, Spa/Hot Tub, Tennis Court(s)

Community Features: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$6,694

Tax Legal Description: GRAND BELLAGIO AT BAYWATCH CONDO, THE BLDG 1, UNIT 116A & BLDG 1, GARAGE G-116A

Tax Lot: -

Green Building Info

Green Water Conservation: Irrigation-Reclaimed Water

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	20x13	First	13	20
Kitchen	12x9	First	9	12
Office	9x6	First	6	9
Primary Bedroom 2	15x10	First	10	15
Bathroom 1	12x9	First	9	12
Family Room	17x15	Second	15	17
Primary Bedroom	18x10	Second	10	18
Primary Bathroom	12x10	Second	10	12

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

Spa Features: Heated, In Ground

CommunityFeatures: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

PoolFeatures: Heated, In Ground, Outside Bath Access

Features: Ceiling Fans(s), Eat-in Kitchen, Gas, High Ceilings, Kitchen/Family Room Combo, Living Room, Living Room/Dining Room Combo, Open Floorplan, Other, Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

Security Features: Fire Alarm, Fire Sprinkler System, Gated Community

ExteriorFeatures: Playground, Sidewalk, Sliding Doors

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Water Connected

Amenities: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Building Details

ArchitecturalStyle: Mediterranean **NewConstructionYN:** No

Heating: Heat Pump, Natural Gas **Exterior material:** Frame

Roof: Tile **Parking:** Assigned, Garage Door Opener, Guest, Oversized

Miscellaneous

Ownership: Condominium **Occupant Type:** Owner

Other Equipment: Playground **Showing Requirements:** Appointment Only, Call Listing Agent



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