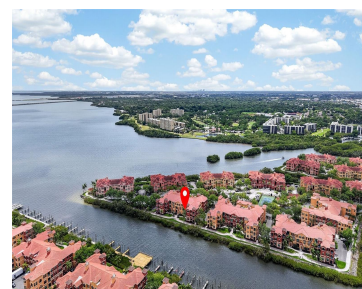
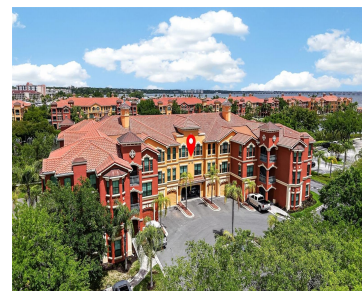
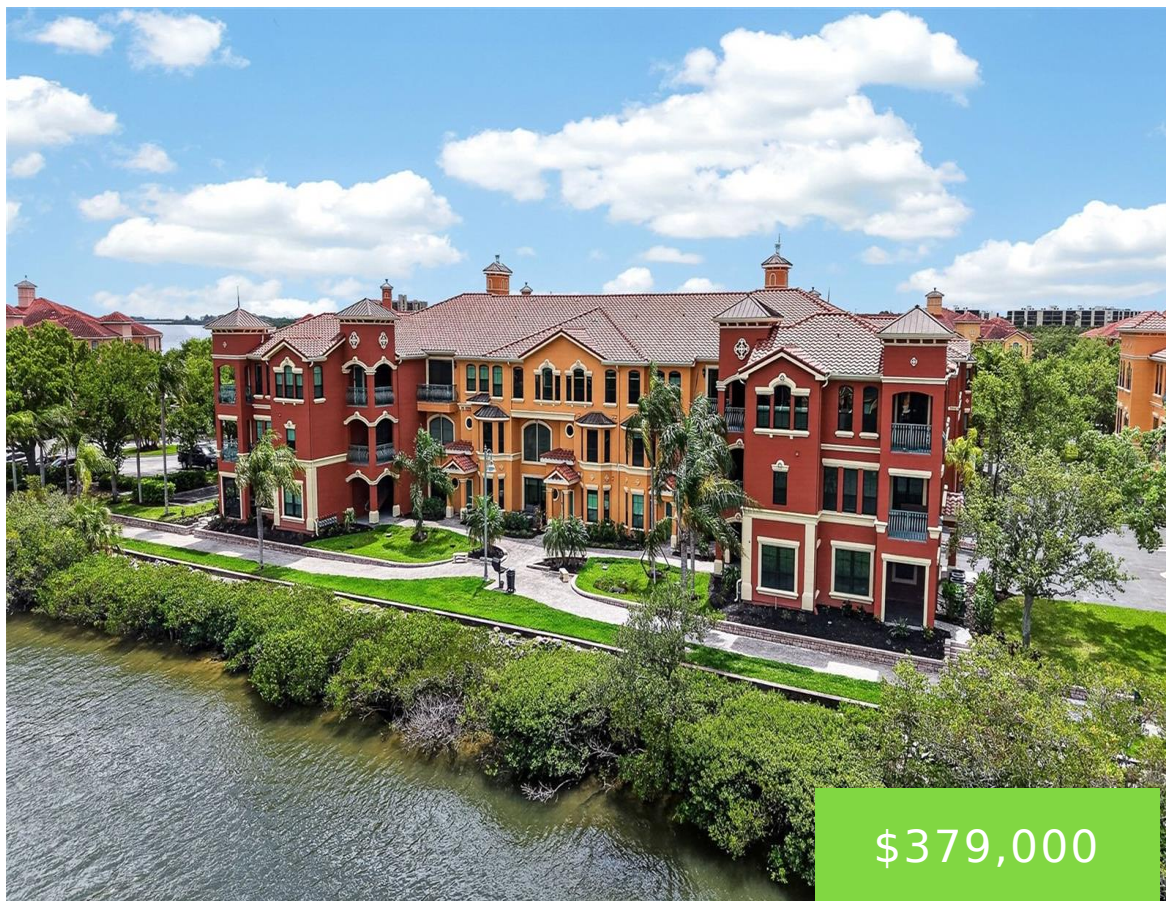


2746 VIA TIVOLI CLEARWATER FL 33764

<https://candiscarmichael.com>



Live like you're on vacation in this beautifully updated waterfront townhouse-style condo, now hitting the market as the lowest-priced 2-bedroom townhouse in the community. Located in the guard-gated Grand Bellagio at Baywatch, this dog-friendly enclave offers a refined, resort-style lifestyle, complete with a 1.2-mile lighted walking trail along Old Tampa Bay, ideal for scenic strolls [...]

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



## Courtesy of

**Listing Office:** KELLER WILLIAMS REALTY PORTFOLIO COLLECTION

**Office ID:** MFR260015373

**Status:** Active

**MLS ID:** MFRTB8496654



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

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

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## Basics

**Unit Number:** 116A

**Date added:** Added 3 hours 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

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## 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:** -

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## 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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