

ML# T2228929

2773 VIA CIPRIANI \_ # 1334B, CLEARWATER, 33764



**Listing Status:** Active      **Board ID:** T      **List Price:** \$354,000  
**Grid:** I-16      **County:** PN      **Low Price:**  
**Tampa Area:** 491      **ADOM:** 320  
**Property Style:** Condo      **SqFt Heated:** 1,079/ Public records  
**Property Description:** 3rd Floor+above Multi-Story      **Year Built:** 2002  
**Ownership:** Condominium, Fee Simple      **Unit #:** 1334B  
**Bedrooms:** 1      **Subdivision Name:** GRAND BELLAGIO AT BAYWATCHCOND  
**Full Bath:** 1      **Tax ID:** 20 29 16 32691 013 0342  
**Half Bath:**      **Total Acreage:** Zero Lot Line  
**Water Body Type:** Frontage, Bay Frontage      **Water Name:**  
**Water Body Extras:** Boat Slip,Dock,Seawall  
**Location:** Corner Unit, End Unit, In City Limits,Street Private

**Approximate Dimensions:**

**Living/Grt Room:** 15X14      **2nd Bedroom:**      **Family Room:**      **Taxes:** \$3,540.00      **Tax Year:** 2006  
**Kitchen:** 12X14      **3rd Bedroom:**      **Dining Room:**      **Building Name/Number:** BELLAGIO BUILDING 13  
**Master Bedroom:** 28X12      **4th Bedroom:**      **5th Bedroom:**      **Front Exposure:** South  
**Dinette:**      **Bonus Room:**      **Fireplace:** Living Room

**Public Remarks:** Penthouse waterfront unit with spectacular open water views of Tampa Bay from EVERY window and room. Convenient location close to beaches, airport, Clearwater, Tampa and St. Petersburg. Seller is offering a \$5000.00 Flooring Allowance.

**Additional Public Remarks:**

Gorgeous gated waterfront community with every amenity imaginable. Active Homeowner's Association with Friday Happy Hours and events for every occasion. Master suite features a sitting area in master bedroom with water views. Master bath with dual vanities has a separate garden tub and shower. Very large kitchen makes entertaining easy. Entire condo wired for surround sound in the living room, bathroom and on the balcony. Community features include a 24-hour guardhouse, spa, pool, fitness center, business center, tanning beds, sauna and a lighted jogging trail, just to name a few. Private sun deck is just downstairs from the condo. Boat Slips available for sale or rent, but not included with the condo. Owner is a Realtor.

**Appliances Incl:** Dishwasher,Disposal,Dryer,Exhaust Fan,Gas Appliances,Hot Water Gas,Microwave,Range,Range Hood,Refrigerator,Washer  
**Interior Features:** Attic,Blinds/Shades,Cathedral/Vaulted Ceiling,Ceiling Fan(s),Hot Tub/Spa,Smoke Alarm(s), Walk In Closet, Washer/Dryer Hookup  
**Air Conditioning:** Central      **Heat & Fuel:** Fuel - Electric

**Additional Rooms:**

**Exterior Construction:** Stucco      **Architectural Style:** Spanish  
**Exterior Features:** Balcony/Sun Deck,Hot Tub/Spa,Mature Landscaping,Patio/Porch Covered,Sauna,Trees/Landscaped  
**Garage/Carport:** 1 Car Garage,Door Opener,Assigned Parking,Attached,Guest Parking,Secured Parking  
**Pool Y/N:** Y      **Pool:** In Ground  
**Utilities Data:** Cable Connected, City Water, Electric, Gas, Public Utilities, Public Sewer  
**HOA Fee Required:** Y      **HOA Fee:** \$277.00      **HOA Payment Schedule:** Monthly

**Community Features:** Boat Slip,Dock,Community Pool,Fees Required,Fitness, Gated Community, Pets Permitted, Playground, Recreation Building, Tennis Courts, Security, Mo.Maint.\$(addition to HOA): \$0.00

**Maintenance Includes:** Building Exterior, Escrow Reserves, Insurance Building, Ground Maintenance, Pest Control, Roof, Security, Trash Removal

**Listing Agent:** JAMES FELCH      **Agent Direct:** 727-744-0177  
**Office:** CHARLES RUTENBERG REALTY, INC.      **Agent ID:** 261525355      **Office Phone:** 866-580-6402ext: 0  
**Listing Date:** 11/01/2007      **Agent Pager/Cell:**      **E-mail:** [james@baytoquif.com](mailto:james@baytoquif.com)  
**Contract Date:**      **Days to Contract:**      **Sales Team Name:**  
**Sold Date:**      **Days to Closed:**      **Showing Instructions:** Lock Box - Electronic, Call Before Showing, Call Listing Agent  
**Off-Market Date:**      **Exp. Clsg Date:**  
**Withdrawn Date:**      **Original Price:** \$449,000      **Previous Price:** \$357,000      **Sold Price:**  
**Buyer Agt Comp:** 3%-\$180      **Trans Broker Comp:** 3%-\$180      **Sub Agent Comp:** 0      **Non-Rep Comp:** 3%-\$180  
**Sold by:**      **Selling Office:**      **Terms:**  
**Realtor Info:** Floor Plan Available, No Sign, OK to Lease, Pets Allowed, Required Association, Zoned for short-term rental, Assoc approval req  
**Driving Directions:** From Tampa: Courtney Campbell to US 19. South to Belleair. Left to Guardhouse. From St. Pete: I-275 to Ulmertor/Rosevelt. North on US 19 to Belleair. Right to Guardhouse. Light at Belleair has Sam Seltzers and Orange Blossom Groves.  
**Realtor Only Remarks:** Please call James 727-744-0177 before showing.