

ML# T2290900

2738 VIA TIVOLI UNIT # 230A, CLEARWATER, 33764



Listing Status: Active      Board ID: T      List Price: \$249,000  
 Grid: I16      County: PN      Low Price:  
 Tampa Area: 491      ADOM: 292  
 Property Style: Condo      SqFt Heated: 1,443/ Public records  
 Property Description:      Year Built: 2002  
 Ownership: Condominium      Unit #: 230A  
 Bedrooms: 2      Subdivision Name: GRAND BELLAGIO AT BAYWATCHCOND  
 Full Bath: 2      Tax ID: 20 29 16 32691 002 0301  
 Half Bath:      Total Acreage: Non-Applicable  
 Water Body Type: View, Canal - Salt,BayWater Name:  
 Water Body Extras: Dock,Seawall  
 Location: End Unit

## Approximate Dimensions:

Living/Grt Room: 20x20      2nd Bedroom:      Family Room:      Taxes: \$5,969.00      Tax Year: 2006  
 Kitchen: 10x12      3rd Bedroom:      Dining Room:      Building Name/Number: 2  
 Master Bedroom: 15x15      4th Bedroom:      5th Bedroom:      Front Exposure:  
 Dinette:      Bonus Room:      Fireplace: Living Room

Public Remarks: SELLERS MOTIVATED!! Come experience resort style living on the water in this GATED waterfront community. Luxurious top floor 3 Bed corner unit with all the upgrades including granite kitchen countertops w/undermount stainless steel sink and tile floors.

## Additional Public Remarks:

Cultured marble vanities w/dual sinks and a large garden tub with a separate shower in the master bath. Sitting area in Master Suite. Crown moulding in LR, DR, MBR, Kit. GE appliances, full-size GE W/D. Balcony. Two Bay Windows. Ceiling Fans. Tray Ceiling and Gas Fireplace in Living Room w/built in Entertainment Center. Tile Floors in Kitchen, baths, foyer. Pet friendly. Enjoy Sunday Brunches, Friday Nite Cocktail Parties, Valet trash svc. 24-hr guard, \$2M clubhouse, pool, tanning salon/deck, heated spa, kayaks, redwood sauna, executive business center, fire protection system in all residences, intrusion alarm w/bedside activation, car care center, tennis/vball courts, 1.5 mile, lighted waterfront promenade, residential social room w/TV, VCR/DVD and surround sound, 24-hr fully-equipped health & fitness spa! Great invest/2nd Home/Primary Res. Ideal location features easy access to airports, beaches, St. Pete, Tampa, and shopping. GROUND FLOOR STORAGE UNIT INCLUDED WITH UNIT!

Appliances Incl: Dishwasher,Disposal,Dryer,Freezer,Gas Appliances,Hot Water Gas,Microwave,Range,Range Hood,Refrigerator,Washer  
 Interior Features: Blinds/Shades,Cathedral/Vaulted Ceiling,Ceiling Fan(s),Walk In Closet

Air Conditioning: Central      Heat & Fuel:

## Additional Rooms:

Exterior Construction:      Architectural Style:

Exterior Features: Balcony/Sun Deck

## Garage/Carport:

Pool Y/N: Y      Pool: In Ground, Spa  
 Cable Connected, City Water, Electric, Gas, Public Sewer

## Utilities Data:

HOA Fee Required: Y      HOA Fee: \$371.00      HOA Payment Schedule: Monthly

## Community Features:

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: 01/13/2008      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 Listing Agent

Off-Market Date:      Exp. Clsg Date:

Withdrawn Date:      Original Price: \$319,000      Previous Price: \$268,000      Sold Price:  
 Buyer Agt Comp: 2%      Trans Broker Comp: 2%      Sub Agent Comp: 2%      Non-Rep Comp: 0%

Sold by:      Selling Office:      Terms:

Realtor Info: Floor Plan Available, No Sign, OK to Lease, Pets Allowed, Condominium Documents Avail, Vacant

Driving Directions: From Tampa: Take the Courtney Campbell Bridge (Hwy 60) to US 19. Go South to Bellair. Left to Clubhouse. From St. Pete: Take US 19 N past Ulmerton to Bellair. Right to Clubhouse. From I275: Exit Ulmerton. Go West to US 19. North to Bellair. Right to CH.

Realtor Only Remarks: PLEASE CALL JAMES AT 727.744.0177 BEFORE SHOWING.