topvillasrealty

No photos available

2746 Via Tivoli Unit 110b

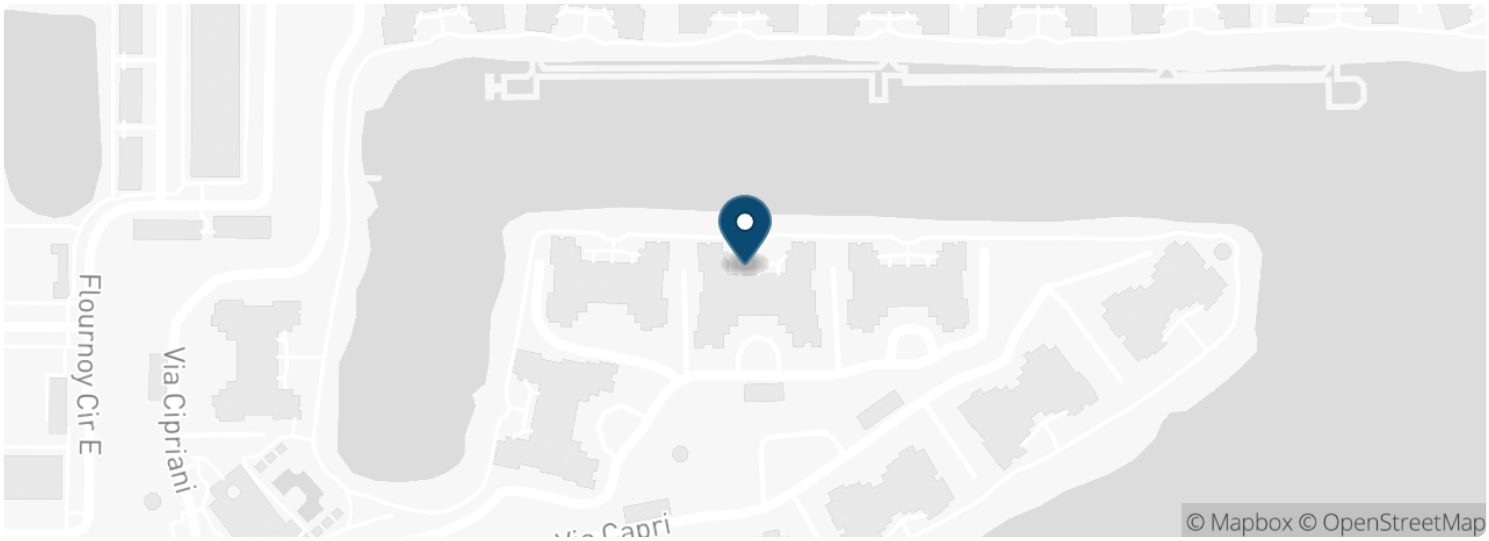
$205,000

Condominium · Clearwater, FL 33764

View online

2	2	1,368
beds	baths	sqft

Year built	Price per sqft	Days on market	Listed	MLS #
2002	$150	157 days	May 18, 2026	TB8507699



Property overview

About this property

Mediterranean style and presence is yours in The Grand Bellagio at Baywatch gated waterfront community as you enter through the 24-hr guard pavilion w/Italian stone fountain to your Grand Bellagio enclave! This open and spacious ground level 2 bedroom 2 bath Toscano model condominium features 1368 heated square feet; a combination living and dining room area that is open to the kitchen with eat-in area, breakfast bar, solid wood cabinetry, granite counter tops and built-in pantry; split bedroom plan; beautiful bay window in dining and second bedroom; marble cased gas fireplace with built-in entertainment center in living room; crown molding in foyer, living, dining, kitchen and hall; laminate flooring throughout with ceramic tile in kitchen and kitchen eat-in area and bathrooms; inside laundry room with full size washer and dryer. Primary bedroom has sitting area; primary bath has dual vanity with cultured marble top, walk in closet, garden tub and separate shower; second bath is a tub/shower combination with large vanity and single sink. Community Renovations between 2020-2024 include but are not limited to all new barrel tile roofs, new exterior siding, new gutters and new stucco exterior walls and paint, all new impact hurricane windows and doors just to name a few. All room sizes have been measured but are deemed to be approximate. NO AIRBNB or SHORT TERM RENTALS ALLOWED by the City of Clearwater or the Association governing documents. Kayak, entertainment and sun deck pavilions are owned by The Grand Bellagio and anchored and attached to The Docks at Bellagio, a Marina and separate condominium association under Florida Statute 718, with 61 privately owned boat slips by Grand Bellagio owners and Boat lip No. 1 owned by The Grand Bellagio at Baywatch Condominium Association. Boat slips sales and/or rentals are available from time to time. Current monthly marina condo fees for a boat slip is $231. Amenities include a 6800 heated square foot social villa with fitness center, club room, conference room and billiards room; sauna; geo-thermal heated pool and spa with poolside cabanas, umbrella tables and chairs; lighted tennis court; 1 1/2 mile lighted waterfront walking path; sand volleyball and playground and a small dog run area. Grand Bellagio amenities are for the exclusive use and enjoyment of its residents. Outstanding central location in Pinellas County that allows easy access to Tampa International Airport, St. Pete/Clearwater Airport, adjacent communities north, south, east and west as well as shopping malls and the beaches. Schedule your private viewing today.

Key features

LEVELS
One

LOT
36.58 acres

FACES
West

PARKING
Guest, Assigned

OUTDOOR
None

VIEW
Water, Park/Greenbelt

COMMUNITY
Gated · Clubhouse, Pool, Playground, Fitness Center, Fishing

HOA COVERS
Pest Control, Maintenance Grounds, Internet, Trash, Cable TV, Insurance, Security, Maintenance Structure

PETS
Number Limit, Dogs OK, Cats OK

Property & ownership details

Home

Property type	Condominium	Year built	2002
Attached property	Yes	Faces	West
Rooms	9	Building stories	1
Living area	1,368 sqft	Total building area	1,368 sqft
Architectural style	Mediterranean	Levels	One
Bedrooms	2	Bathrooms	2
Full bathrooms	2	Fireplace	Yes
Cooling	Central Air	Fireplace features	Living Room, Gas
Heating	Central, Electric	Lot size	36.58 acres
Water body	OLD TAMPA BAY	Construction materials	Stucco
Lot features	Level, City Lot, Corner Lot	Roof	Tile
Waterfront	Waterfront		

Accommodation & amenities

Appliances	Disposal, Dryer, Gas Water Heater, Refrigerator, Microwave, Range, Washer, Dishwasher	Flooring	Laminate, Ceramic Tile
Laundry	Inside, Laundry Room	Exterior features	Playground, Lighting, Tennis Court(s), Rain Gutters, Outdoor Grill, Dog Run
Patio and porch	None	View	Water, Park/Greenbelt
Window features	Blinds		

Parking & access

Parking features	Guest, Assigned	Road frontage	Private Road
Road surface	Paved, Asphalt		
Security features	Fire Alarm, Smoke Detector(s), Security System Owned, Fire Sprinkler System, Security Gate, Gated Community		

Community & HOA

Homeowners association	No	Primary association	Monica Carrera
Land lease	No	Land lease amount	$0
Lots	311	Senior community	No
Association amenities	Sauna, Recreation Facilities, Tennis Court(s), Clubhouse, Playground, Fitness Center, Gated, Security		
Association fee includes	Pest Control, Maintenance Grounds, Internet, Trash, Cable TV, Insurance, Security, Maintenance Structure		
Community features	Clubhouse, Pool, Playground, Fitness Center, Fishing, Tennis Court(s), Sidewalks	Pets allowed	Number Limit, Dogs OK, Cats OK

Utilities & services

Utilities	Cable Available, Water Available, Electricity Available, Natural Gas Available, Sewer Connected

Price & sale history

Asking price reduced by $59,950 (22.6%) since first listed.

Date	Event	Price	Change
Oct 12, 2026	**Price reduced** MLS #TB8507699	**$205,000**	-22.6% -$59,950
May 18, 2026	**Listed for sale** MLS #TB8507699	**$264,950**	—

History may be incomplete.

Stellar MLS / IDX

StellarMLS

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Stellar (MFR) data last updated at October 20, 2026 at 8:01 AM EDT