



THE HERRON GROUP

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BEACH, BAY, OR BACK NINE... LIVE THE DREAM

REAL ESTATE MARKET REPORT | JULY 2016

A Tropical Paradise on Casey Key

Just Listed! By Nick Herron



1140 Casey Key Road | Offered at \$1,599,000

2 Bedrooms, 4 Bathrooms | 3,008 Estimated Square Feet

Wonderfully remodeled in 2010, you won't believe all the upgrades, and only steps away from your deeded access to a wide sandy beach on Casey Key. This home is all set for entertaining with its open floor plan and large sliding doors that open the way to your back covered balcony with an outdoor kitchen and its own dining area. Some of the upgrades are the custom alderwood cabinets in the kitchen and closets. Cypress wood flooring flows through the main living area with eight-inch wood baseboards and even wood window sills and cypress wood soffits. Each of these bedrooms have access to the large covered balcony facing the west, and as with the back balcony, you are up in the mature landscaping, giving you the feeling of a tropical paradise with gardens below and off the lower level walk-out patio to a fenced-in back garden area. This home also offers a large four-car garage (26' X 36'), hurricane compliant doors and windows, and a large bonus room and storage area on the first floor. Casey Key is close and between all the amenities of Sarasota and the artsy City of Venice with convenient shopping and restaurants.



Presented by
NICK & KATHLEEN HERRON
Your Manasota Key Real Estate Specialists for Over 25 Years





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WHO REPRESENTS YOU MATTERS

Client Testimonial

“When we purchased a new home at Venetian Golf and River Club, we were so fortunate to have Nick as our agent. Although it was a newly built home, there were some very serious issues to be addressed concerning safety and construction details. Nick’s expertise in handling this situation saved us time and frustration. Nick’s rare attention to detail exceeded even our expectations. He was always a true professional and mindful of our best interests.”

- Jim And Jeanette C.

Skill Ratings

| | |
|--------------------|-------|
| Overall on Trulia | ★★★★★ |
| Overall Rating | ★★★★★ |
| Local Knowledge | ★★★★★ |
| Process Expertise | ★★★★★ |
| Responsiveness | ★★★★★ |
| Negotiation Skills | ★★★★★ |

Manasota Key

MARKET REPORT

*There are 19 Active homes in our Manasota Key neighborhood.
To see how our extensive marketing plan can help your home stand above the crowd,
call us today at 941.350.5035.*

ACTIVE HOME SALES

There are currently 19 homes on the market for Manasota Key.
They feature 2 to 6 bedrooms with 2.1 to 7.2 bathrooms.
They range in size from 1,684 to 7,000 square feet,
And in price from \$649,000 to \$5,500,000

*For more information on any of these listings,
Call us today at 941.350.5035.*

PENDING HOME SALES

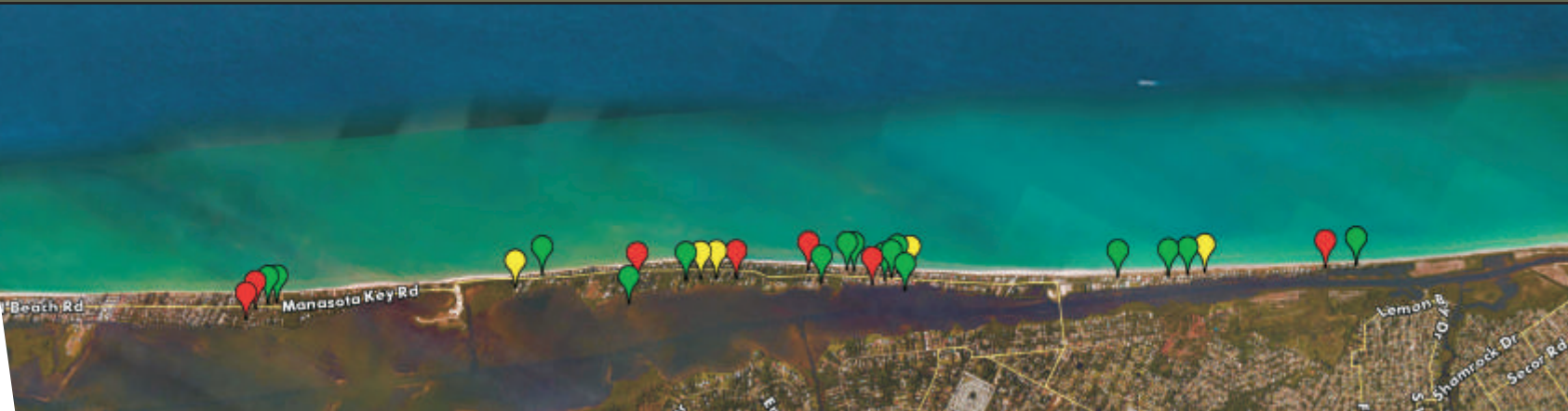
There are currently 2 homes Active with Contract
And 3 homes Pending in Manasota Key.

*For more information on any of these listings,
Call us today at 941.350.5035.*

MANASOTA KEY PROPERTIES SOLD THIS YEAR 01/01/16 - 06/22/16

| Status | Address | Water Frontage | Total Sq.Ft. Heated | List Price | List Date | Closed Price | Closed Date |
|--------|-------------------------|----------------|---------------------|-------------|-----------|--------------|-------------|
| Sold | 6091 Manasota Key Road | Bay Front | 2,062 | \$1,200,000 | 10/28/15 | \$900,000 | 06/15/16 |
| Sold | 7565 Manasota Key Road | Bay Front | 1,486 | \$649,900 | 03/22/16 | \$629,900 | 05/25/16 |
| Sold | 7770 Manasota Key Road | Gulf Front | 2,566 | \$1,800,000 | 01/02/16 | \$1,725,000 | 04/20/16 |
| Sold | 794 N Manasota Key Road | Gulf to Bay | 3,755 | \$2,950,000 | 09/05/15 | \$2,700,000 | 04/15/16 |
| Sold | 7975 Manasota Key Road | Bay Front | 4,568 | \$1,295,000 | 11/02/15 | \$1,200,000 | 04/04/16 |
| Sold | 6111 Manasota Key Road | N/A | 1,832 | \$449,999 | 11/04/15 | \$416,000 | 02/10/16 |
| Sold | 7211 Manasota Key Road | Lagoon | 2,388 | \$599,000 | 09/16/15 | \$555,000 | 01/19/16 |

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Manasota Key | CURRENT MARKET ACTIVITY

● ACTIVE ● UNDER CONTRACT ● SOLD

At A Glance:

Average Active
List Price:
\$2,581,744

Homes
Recently Sold:
7

Average
Sold Price:
\$1,160,843

*A visual
representation
of the MLS data*

ACTIVE LOT SALES

There are currently 13 lots on the market in Manasota Key.
They range in price from \$395,000 to \$2,500,000.

*For more information on any of these listings,
Call us today at 941.350.5035.*

PENDING LOT SALES

There are currently 1 lots Active with Contract
and 1 lot Pending in Manasota Key.

*For more information on this listing,
Call us today at 941.350.5035.*

MANASOTA KEY LOTS SOLD IN THE PAST 90 DAYS

| Status | Address | Water Frontage | Total Sq.Ft. Heated | | List Price | List Date | Closed Price | Closed Date |
|--------|----------------------------|----------------|---------------------|--|-------------|-----------|--------------|-------------|
| | | | Lot | | | | | |
| Sold | 6100 BLK Manasota Key Road | N/A | N/A | | \$250,000 | 11/06/14 | \$235,000 | 05/03/16 |
| Sold | 8355 Manasota Key Road | Bay Front | N/A | | \$675,000 | 06/24/13 | \$550,000 | 04/14/16 |
| Sold | 8350 Manasota Key Road | Gulf Front | N/A | | \$1,450,000 | 06/24/13 | \$1,150,000 | 04/14/16 |