



Luxury Real Estate on Florida's West Coast

THE HERRON GROUP

Beach, Bay or Back Nine...Live The Dream

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NICK HERRON REALTOR®

Multi-Million Dollar Producer



Casey Key properties listed with the different Real Estate Brokers in the My Florida Regional MLS as of this drafting

ACTIVE RESIDENTIAL CASEY KEY

Table with 3 columns: PROPERTY, LIST PRICE, LOCATION. Lists various residential properties with prices ranging from \$699,000 to \$19,000,000.

SALE PENDING CASEY KEY

Table with 3 columns: PROPERTY, LIST PRICE, LOCATION. Lists 5 pending sale properties with prices from \$750,000 to \$1,999,999.

CASEY KEY MOTELS

Table with 3 columns: PROPERTY, LIST PRICE, LOCATION. Lists 2 motel properties with prices of \$3,900,000 and \$5,300,000.

SOLD CASEY KEY LOTS

Table with 5 columns: PROPERTY, List Price, Date Sold, Sold Price, Location. Lists 5 sold lots with prices from \$690,000 to \$2,225,000.

PROPERTY SALES 2011

Properties Listed with the My Florida Regional MLS as of this Drafting

Table with 5 columns: Property, List Price, Date Sold, Sold Price, Location. Lists 30 property sales from 2011 with prices from \$90,000 to \$8,900,000.

ACTIVE LOTS CASEY KEY

Table with 3 columns: PROPERTY, LIST PRICE, LOCATION. Lists 17 active lot properties with prices from \$430,000 to \$5,995,000.

Enjoy Our Sarasota, Florida Youtube Videos:

http://www.youtube.com/user/Sarasotafrealestate

RE/MAX Alliance Group, 2000 Webber Street, Sarasota, Florida 34239

Information contained herein is deemed reliable but is not guaranteed. Each office is independently owned and operated.

Call me for a free Current Market Analysis Direct line 350-5035

If your property is currently listed with a real estate broker, please disregard this offer. It is not my intention to solicit the offering of other real estate brokers. I cooperate with them fully.

It is easy to search MLS & Sarasota neighborhoods at our Herron Group web sites.

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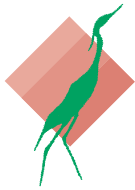
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## ACTIVE RESIDENTIAL MANASOTA KEY Manasota Key Properties Listed with different Brokers in the My Florida Regional MLS as of this drafting.

### MANASOTA KEY ACTIVE RESIDENTIAL PROPERTY LIST PRICE LOCATION

PROPERTY	LIST PRICE	LOCATION
749 N. Manasota Key Road	\$6,500,000	Gulf to Bay
6840 Manasota Key Road	\$4,995,000	Gulf to Bay
7840 Manasota Key Road	\$3,400,000	Gulf Front
740 N. Manasota Key Road	\$3,399,000	Gulf to Bay
7979 Manasota Key Road	\$3,300,000	Bay Front
6090 Manasota Key Road	\$3,229,000	Gulf Front
748 N. Manasota Key Road	\$3,125,000	Gulf to Bay
7590 Manasota Key Road	\$2,995,000	Gulf to Bay
7000 Manasota Key Road	\$2,850,000	Gulf to Bay
8150 Manasota Key Road	\$2,750,000	Gulf to Bay
6145 Manasota Key Road	\$2,600,000	Bay Front
8440 Manasota Key Road	\$2,500,000	Gulf Front
772 N. Manasota Key Road	\$2,500,000	Gulf Front
7930 Manasota Key Road	\$2,500,000	Gulf Front
7890 Manasota Key Road	\$2,250,000	Gulf Front
8500 Manasota Key Road	\$2,250,000	Gulf Front
774 N. Manasota Key Road	\$2,200,000	Gulf to Bay
720 N. Manasota Key Road	\$2,200,000	Gulf Front
7820 Manasota Key Road	\$1,999,000	Gulf Front
6069 Manasota Key Road	\$1,995,000	Bay Front
722 N. Manasota Key Road	\$1,950,000	Gulf Front
859 N. Manasota Key Road	\$1,950,000	Gulf to Bay
7000 Manasota Key Road	\$1,850,000	Gulf Front
7035 Manasota Key Road	\$1,695,000	Bay Front
717 N. Manasota Key Road	\$1,499,999	Gulf Front
8035 Manasota Key Road	\$1,485,000	Bay Front
6625 Manasota Key Road	\$1,399,000	Bay Front
7960 Manasota Key Road	\$1,250,000	Gulf Front
7540 Manasota Key Road	\$1,200,000	Gulf Front
8065 Manasota Key Road	\$1,200,000	Bay Front
6780 Manasota Key Road	\$1,175,000	Gulf Front
6885 Manasota Key Road	\$1,150,000	Bay Front
6895 Manasota Key Road	\$1,149,000	Bay Front
7025 Manasota Key Road	\$1,100,000	Bay Front
6065 Manasota Key Road	\$899,000	Bay Front
8465 Manasota Key Road	\$875,000	Bay Front
6375 Manasota Key Road	\$850,000	Bay Front
6795 Manasota Key Road	\$758,500	Canal
6265 Manasota Key Road	\$750,000	-----

PROPERTY	LIST PRICE	LOCATION
7165 Manasota Key Road	\$723,000	Bay Front
8075 Manasota Key Road	\$550,000	Bay Front
6126 Gnarled Oak Drive	\$537,000	-----
6120 Gnarled Oak Drive	\$475,000	-----
6027 Manasota Key Road	\$349,900	-----

### MANASOTA KEY ACTIVE LOTS

PROPERTY	LIST PRICE	LOCATION
6200 Blk. Manasota Key Road	\$3,000,000	Gulf Front
6200 Blk. Manasota Key Road	\$2,000,000	Gulf Front
7640 Manasota Key Road	\$1,500,000	Gulf Front
7385 Manasota Key Road	\$1,350,000	Bay Front
6200 Blk. Manasota Key Road	\$1,200,000	Bay Front
8370 Manasota Key Road	\$1,100,000	Gulf Front
7000 Blk. Manasota Key Road	\$1,000,000	Bay Front
8400 Blk. Manasota Key Road	\$899,000	Bay Front
8375 Manasota Key Road	\$899,000	Bay Front
6100 Blk. Manasota Key Road	\$800,000	Bay Front
7209 Manasota Key Road	\$695,000	Bay Front

### SALE PENDING MANASOTA KEY RESIDENTIAL PROPERTY LIST PRICE LOCATION

PROPERTY	LIST PRICE	LOCATION
7100 Manasota Key Road	\$3,500,000	Gulf Front
6039 Manasota Key Road	\$749,000	Bay Front

### SOLD LOTS MANASOTA KEY 2011

Property	List Price	Date Sold	Sold Price	Location
6160 Manasota Key Road	\$1,550,000	02/28/20	\$1,000,000	Gulf Front
8020 Manasota Key Road	\$1,495,000	06/27/20	\$1,400,000	Gulf Front

### PROPERTY SALES 2011

Properties Listed with the My Florida Regional MLS as of this Drafting				
Property	List Price	Date Sold	Sold Price	Location
6380 Manasota Key Road	\$5,350,000	10/19/2011	\$4,800,000	Gulf Front
8140 Manasota Key Road	\$2,595,000	12/01/2011	\$2,200,000	Gulf to Bay
8170 Manasota Key Road	\$1,750,000	10/03/2011	\$1,550,000	Gulf to Bay
6155 Manasota Key Road	\$1,390,000	02/23/2011	\$1,350,000	-----
6300 Manasota Key Road	\$1,388,500	07/29/2011	\$1,185,000	Gulf Front
7560 Manasota Key Road	\$1,299,000	10/05/2011	\$1,100,000	Gulf Front
8300 Manasota Key Road	\$1,250,000	05/05/2011	\$1,000,000	Gulf front
725 N. Manasota Key Road #A	\$995,000	09/02/2011	\$775,000	Bay Front
6421 Manasota Key Road	\$750,000	09/12/2011	\$685,000	Bay Front
7615 Manasota Key Road	\$749,000	11/25/2011	\$725,000	Bay Front
8075 Manasota Key Road	\$449,900	02/28/2011	\$400,000	Bay Front

**703 CASEY KEY ROAD** is the only thing that the current owners have not changed and/or upgraded in 2009. For the person who wants all the finer quality amenities in a comfortable Key West Bahamas Lifestyle. The kitchen features a professional Wolf range & double oven, professional over sized Sub Zero refrigerator, built in Miele coffee station, built in Subzero Wine Coolers, 2 Miele dish washer Sub Zero built in refrigerator drawers in custom cabinetry & countertops. This house has it all. **\$6,499,000**

**8150 MANASOTA KEY.** A Wonderful Gulf to Bay Property that is the perfect family compound all newly turnkey furnished and ready for it's new owners. The main house and one of the guest houses are both Gulf Front with panoramic views of the Gulf of Mexico. The Beach guest house built in 1950 is really very charming and there is a lovely court yard in between the two. The main house built in 1993 has a large Gulf front family room and a vaulted wood ceiling in living and dining room and marble floors. The Main house has a very large private sundeck over the Gulf Front family room and the heated tropical landscaped pool and spa are centrally located for easy access from all areas. There is a 20 x 28 Bonus room off the pool with an extra room plus large pool bath. The other guest studio which was built in 2004 is toward the front of the property. It is built above its own garage. Plus there is an oversized four car garage with work area and a loft. There is a beach walkover and a ramp to get your jet skis down to the beach. The Bay side has a nice boat dock with boat lift and two davits and great views across the intracoastal waterway. **\$2,750,000.**

**13 N. CASEY KEY ROAD.** Not one but two indoor swimming pools, one large pool gulf side of house the other lap spa pools road side of house. Plus wonderful deep sandy beach. Old Florida charm with all kinds of possibilities. Two other buildings on the property close to Blackburn point bridge for easy on and off the key. Use as/is or build your new estate. **\$2,499,900**

**2108 CASEY KEY ROAD,** great gulf to bay lot with cabana on sandy gulf beach. Pre-cast concrete seawall on bay side with boat dock. Some of the better boating water on Casey Key. Live in existing house until ready to build your new dream home. **\$2,995,000.**

**8140 MANASOTA KEY ROAD.** The perfect beach house on a large Gulf to Bay property, over 170 feet of gulf frontage and a large U shaped dock on the Bay. 4 bedrooms, 4 1/2 baths light and bright through-out with a great open plan with skylights vaulted ceiling. Swimming pool and spa landscaped with well way with a large beach deck on a deep wide beach. Newer three car garage with gazebo for enjoying the grounds. Circular driveway with lots of extra parking. RV or boat parking. Enclosed lanai with spa tub and a large open swimming pool. **Offered at \$2,595,000.**

**811 N. the Esplanade Unit 704 Island of Venice.** The Belez on Venice Beach the newest luxury condo on Venice Beach with fantastic gulf views and partial Bay views and city views. Ten foot ceilings, granite kitchen counters, marble floors in entry, kitchen, and master bath. Jetted tub, large terraces, private elevator, lobbies, club room, fitness room, and pool and spa. **\$1,300,000.**

**1590 S. Tamiami Trail Venice, FL.** This includes 1590 south Tamiami Trail and adjacent 100' lot to the North 1564 South Tamiami Trail. There are two buildings one 10,000 sq/ft showroom and offices or separate rental space (can be three separate businesses) and a 1200 sq/ft storage building CI ZONING. This has been used as a car dealership and a furniture store in the past. Completely renovated, custom Italian tile showroom, carpeted offices. Two other carpeted (units) areas with their own frontage that can be used as separate retail or office space or rentals. On Business 41 at the 41 ByPass junction South of Circus Bridge - Center Road. **\$3,400,000.**

**1550 S. Tamiami Trail.** Formerly the Venice Chrysler Dealership, Zoned CI (Commercial Intensive) 175,696 SF lot with 26,504 SF of covered buildings - 5400 SF parts/storage 7,800 SF showroom/office, 13,304 SF service/repair/garage, 9,163 SF canopy, plus 20,845 SF lot for drainage run-off. The property is in excellent condition, the buildings do not require any repairs. The Highest and Best Use for the property would be as a New and/or Used car dealership or a single or multi-tenate retail center, indoor and outdoor storage facility or even a combination of the two. The property has a traffic light at Center Road the main entrance and a large parking lot area that is conducive for a large retail center. A storage facility could use the large body-shop building with 12' overhead doors and or the newer 8 bay detail building and car wash. The property has great visibility and great ingress and egress on US 41 just north of the US 41 and US 41 bypass and close to the Venice Airport. **\$5,400,000.**

**811 N. The Esplanade unit 204 Island of Venice with Fantastic Gulf Views.** This unit has 11 Ft. Ceilings, Three Bedrooms, Three Baths, Laundry Room, Private Elevator & Service Elevator. Two Large Terraces and did we say BEACH **\$995,000.**

**2318 Sonoma Drive Mission Valley Estates,** with Fantastic views of the 7th hole at Mission Valley Country Club Golf Course. This spacious Four Bedroom, Two & 1/2 Baths Custom Built Home with Many Upgrades **\$479,900.**

**329 S. Nokomis Ave. Medical or Professional office on Venice Island.** This is a double Unit FG, 1740 sq/ft. Two large offices with their own bath rooms, five examining rooms, reception area, business office, kitchenette area, medical record area and plenty of parking for clients or patients. Why lease when you can own your own office at a great price and location. This includes Unit F(0408-14-1006) and Unit G (0408-14-1007) **\$249,000.**

# HAPPY HOLIDAYS

If you have been thinking of selling your property, I would be pleased to give you a no obligation OPINION OF MARKET VALUE.

This can show you what the market is doing and give you a value on your property.

**Call me for a free Current Market Analysis** Direct line 350-5035

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