



## THE HERRON GROUP

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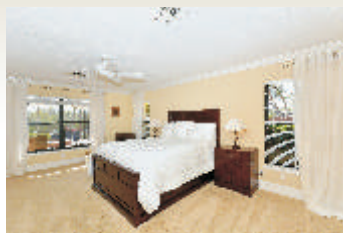
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BEACH, BAY, OR BACK NINE... LIVE THE DREAM

REAL ESTATE MARKET REPORT | MARCH 2017

## Beautiful Retreat on the Water



**2272 Wason Road | Offered at \$1,400,000**  
**4 Bedrooms, 3.1 Bathrooms | 3,404 Heated Square Feet**

You go down this private shaded lane under a canopy of large live oaks to your magical botanical gardens. Almost an acre of land overlooking the Phillippi Creek Lagoon and what a peaceful water setting it is. One day you are watching Manatee playing and splashing another watching Osprey building their nest high above. This is a great location for all your water sports and kayaking and fishing from your own boat dock. Plus, you are centrally located minutes to Siesta Key, downtown Sarasota, schools, restaurants and shopping. When one walks in the front door you see all the extensive quality renovations that have been done throughout: Gourmet Kitchen, Grand Master Suite with Spacious Bath, Cherry Wood Cabinetry, Granite Counters, Italian Travertine Floors, Coral Stone Fireplace with Electric Heating Insert, Wine Room, and the Pebble-Tech Pool & Spa. But what really grabs you are the wonderful tranquil water views from most of the rooms.



TO VIEW CURRENT LISTINGS FOR SALE GO TO: [WWW.CASEYKEY-REAL-ESTATE.COM](http://WWW.CASEYKEY-REAL-ESTATE.COM)



Presented by  
**NICK & KATHLEEN HERRON**  
Your Casey Key Real Estate Specialists for Over 26 Years





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THE HERRON GROUP

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RE/MAX Alliance Group

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KATHLEEN HERRON

# WHO REPRESENTS YOU MATTERS

## Client Testimonial

“ Over the last several years, for buying and selling our properties in the area, Nick has always been readily available, professional, and courteous. Nick's experience and extensive knowledge of regulations, bylaws and zoning conditions of the area have been very helpful when purchasing or selling. His many years in the area have provided us with a wealth of local information and have also provided us with a strong network of local resources. He has gone above and beyond what was required of an agent. We wouldn't hesitate to recommend him to anyone in search of their dream home or for listing a property. ”

- Marilyn F.

## Skill Ratings

Overall Rating	★★★★★
Local Knowledge	★★★★★
Process Expertise	★★★★★
Responsiveness	★★★★★
Negotiation Skills	★★★★★

# Casey Key

## MARKET REPORT

There are 32 active homes in our Casey 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 32 homes on the market for Casey Key. They feature 2 to 6 bedrooms with 1.0 to 7.2 bathrooms. They range in size from 1,000 to 10,125 square feet, And in price from \$799,700 to \$14,500,000

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

### PENDING HOME SALES

There are currently 3 homes Pending in Casey Key.

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

## CASEY KEY PROPERTIES SOLD THIS YEAR 01/01/17 - 02/24/17

Status	Address	Water Frontage	Total Sq.Ft. Heated Lot	List Price	List Date	Closed Price	Closed Date
Sold	602 S Casey Key Road	Gulf Front	6,600	\$3,495,000	01/05/17	\$3,495,000	02/10/17
Sold	1908 Casey Key Road	Gulf Front	3,603	\$3,300,000	12/20/16	\$3,300,000	02/02/17
Sold	1143 Casey Key Road	Gulf Front	6,616	\$6,900,000	07/27/15	\$6,169,600	02/01/17
Sold	2901 Casey Key Road	Gulf Front	3,925	\$3,980,000	11/17/16	\$3,725,000	01/13/17



## Casey Key | CURRENT MARKET ACTIVITY

● ACTIVE ● UNDER CONTRACT ● SOLD

At A  
Glance:

Average Active  
List Price:  
\$4,254,339

Homes  
Recently Sold:  
4

Average  
Sold Price:  
\$4,172,400

A visual representation  
of the MLS data  
on the right.

### ACTIVE CASEY KEY CONDOS SALES

There are currently 2 condos on the market for Casey Key, priced from \$499,000 to \$575,000

### ACTIVE LOT SALES

There are currently 16 lots on the market in Casey Key. They range in price from \$579,000 to \$11,500,000.

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

### PENDING LOT SALES

There is currently 2 lots Pending in Casey Key.

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

### CASEY KEY LOTS SOLD THIS YEAR 01/01/17 - 01/24/17

There are no lots sold in Casey Key since January 1st, 2017