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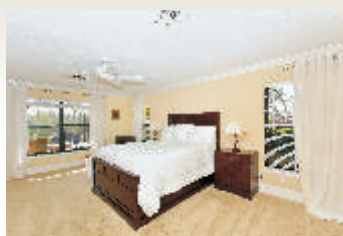


BEACH, BAY, OR BACK NINE... LIVE THE DREAM

REAL ESTATE MARKET REPORT | MARCH 2017

Beautiful Retreat on the Water

Just Listed! By Nick Herron



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



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



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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	★★★★★

Manasota Key

MARKET REPORT

There are 23 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 23 homes on the market in Manasota Key.
They feature 2 to 6 bedrooms with 2.0 to 7.2 bathrooms.
They range in size from 1,465 to 7,000 square feet,
and in price from \$629,000 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 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 FROM 01/01/17 - 02/24/17

There are no homes sold in Manasota Key since January 1st, 2017



Manasota Key | CURRENT MARKET ACTIVITY

● ACTIVE ● UNDER CONTRACT ● SOLD

At A Glance:

Average Active
List Price:
\$2,592,426

Homes
Recently Sold:
N/A

Average
Sold Price:
N/A

A visual representation
of the MLS data
on the left

ACTIVE LOT SALES

There are currently 13 lots on the market in Manasota Key.
They range in price from \$395,000 to \$2,999,900.

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

PENDING LOT SALES

There are currently
no lots pending in Manasota Key.

For more information,
call us today at 941.350.5035.

MANASOTA KEY LOTS 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	6180 Manasota Key Road	Gulf to Bay	N/A	\$3,400,000	01/14/17	\$3,000,000	02/22/17