



*Luxury Real Estate
on Florida's West Coast*

THE HERRON GROUP

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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

PROPERTY	LIST PRICE	LOCATION
411 N. Casey Key Road	\$16,950,000	Gulf to Bay
1232 N. Casey Key Road	\$9,995,000	Gulf to Bay
712 N. Casey Key Road	\$8,800,000	Gulf to Bay
703 Casey Key Road	\$6,000,000	Gulf Front
540 N. Casey Key Road	\$4,850,000	Gulf to Bay
1416 Casey Key Road	\$4,800,000	Gulf to Bay
1224 N. Casey Key Road	\$4,599,000	Gulf to Bay
1900 Casey Key Road	\$4,499,000	Gulf to Bay
846 N. Casey Key Road	\$4,495,000	Gulf to Bay
1102 N. Casey Key Road	\$4,200,000	Gulf to Bay
927 Casey Cove Drive	\$3,650,000	Bay Front
1716 Casey Key Road	\$3,389,000	Gulf to Bay
1504 Casey Key Road	\$2,999,999	Gulf to Bay
141 N. Casey Key Road	\$2,950,000	Gulf Front
3616 Casey Key Road	\$2,900,000	-----
2508 Casey Key Road	\$2,299,000	Bay Front
418 N. Casey Key Road	\$2,195,000	Gulf Front
510 S Casey Key Road	\$2,000,000	Gulf Front
1118 Casey Key Road	\$1,995,000	-----
917 Key Way Drive	\$1,950,000	Bay Front
3752 Casey Key Road	\$1,650,000	Canal
3920 Casey Key Road	\$1,500,000	Bay Front
3858 Casey Key Road	\$1,499,000	Canal
505 S. Casey Key Road	\$1,400,000	Bay Front
507 S. Casey Key Road	\$1,275,000	Bay Front
3716 Sandspur Lane	\$1,095,000	-----
4028 Casey Key Road	\$980,000	-----
3604 Casey Key Road	\$750,000	-----
3708 Sandspur Lane	\$685,000	-----

CASEY KEY SALE PENDING

PROPERTY	LIST PRICE	LOCATION
1156 Casey Key Road	\$799,000	Bay Front
3750 Casey Key Road	\$650,000	-----

CASEY KEY ACTIVE WITH CONTRACT

PROPERTY	LIST PRICE	LOCATION
2315 Casey Key Road	\$4,999,000	Gulf to Bay
4027 Casey Key Road	\$1,975,000	Gulf Front
2007 Casey Key Road	\$1,890,000	Gulf Front
3909 Casey Key Road	\$1,599,000	Gulf Front
4000 BLK Casey Key (Lot)	\$1,195,000	Bay Front

CASEY KEY MOTELS

PROPERTY	LIST PRICE	LOCATION
317 Casey Key Road	\$5,300,000	Gulf to Bay
117 Casey Key Road	\$3,900,000	Gulf to Bay

CASEY KEY LOTS ACTIVE

PROPERTY	LIST PRICE	LOCATION
1500 N. Casey Key Road	\$7,250,000	Gulf Front
728 N. Casey Key Road	\$4,950,000	Gulf to Bay
2500 Blk Casey Key Road	\$4,490,000	Gulf to Bay
402 N. Casey Key Road	\$3,500,000	Bay Front
4019 Casey Key Road	\$2,950,000	Gulf Front
222 N. Casey Key Road	\$2,200,000	Bay Front
3807 Casey Key Road	\$1,499,000	Gulf Front
4020 Casey Key Road	\$1,495,000	Bay Front

CASEY KEY CONDOS ACTIVE

PROPERTY	LIST PRICE	LOCATION
105 Casey Key Rd. # 24	\$350,000	

PROPERTY SALES 2012

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

Property	List Price	Date Sold	Sold Price	Location
612 S Casey Key Rd	\$6,495,000	04/09/2012	\$5,770,000	Gulf Front
2718 Casey Key Rd	\$5,295,000	06/29/2012	\$4,924,000	Bay Front
1304 Casey Key Rd	\$5,295,000	03/19/2012	\$4,100,000	Gulf to Bay
955 Casey Key Rd	\$3,299,000	05/16/2012	\$3,100,000	Gulf Front
3105 Casey Key Rd	\$2,795,000	02/16/2012	\$2,500,000	Gulf Front
3256 Casey Key Rd	\$2,700,000	01/05/2012	\$2,200,000	Gulf to Bay
502 S. Casey Key Rd	\$2,299,000	04/13/2012	\$2,000,000	Gulf Front
1608 Casey Key Rd	\$1,991,000	05/25/2012	\$1,700,000	Gulf to Bay
3101 Casey Key Rd	\$1,985,000	03/08/2012	\$1,450,000	Gulf Front
221 Casey Key (Motel)	\$1,895,000	01/17/2012	\$1,100,000	Gulf to Bay
504 Casey Key Rd	\$1,595,000	03/21/2012	\$1,300,000	Bay Front
800 Casey Key Rd	\$1,550,000	06/01/2012	\$1,225,000	Bay Front
1214 Casey Key Rd	\$1,395,000	06/26/2012	\$1,175,000	Bay Front
705 S Casey Key Rd	\$750,000	02/14/2012	\$700,000	Bay Front
3820 Cutlass Bayou	\$749,900	05/15/2012	\$665,000	Bay front
105 Casey Key Rd #33	\$169,900	07/24/2012	\$145,000	Condo
105 Casey Key Rd #41	\$99,000	07/24/2012	\$ 85,000	Condo

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Youtube Videos:**

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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

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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

<u>PROPERTY</u>	<u>LIST PRICE</u>	<u>LOCATION</u>
749 N. Manasota Key Road	\$5,750,000	Gulf to Bay
7840 Manasota Key Road	\$3,400,000	Gulf Front
6510 Manasota Key Road	\$3,200,000	Gulf to Bay
6090 Manasota Key Road	\$3,000,000	Gulf Front
748 N. Manasota Key Road	\$2,999,999	Gulf to Bay
740 N. Manasota Key Road	\$2,995,000	Gulf to Bay
7870 Manasota Key Road	\$2,699,000	Gulf to Bay
7979 Manasota Key Road	\$2,600,000	Bay Front
772 N. Manasota Key Road	\$2,500,000	Gulf Front
7810 Manasota Key Road	\$2,300,000	Gulf Front
7354 Manasota Key Road	\$2,275,000	Gulf Front
8500 Manasota Key Road	\$2,250,000	Gulf Front
774 N. Manasota Key Road	\$2,200,000	Gulf to Bay
8440 Manasota Key Road	\$2,190,000	Gulf Front
7760 Manasota Key Road	\$2,175,000	Gulf Front
7000 Manasota Key Road	\$2,150,000	Gulf Front
7820 Manasota Key Road	\$1,999,000	Gulf Front
722 N. Manasota Key Road	\$1,950,000	Gulf Front
7890 Manasota Key Road	\$1,950,000	Gulf Front
859 N. Manasota Key Road	\$1,950,000	Gulf to Bay
6880 Manasota Key Road	\$1,950,000	Gulf Front
720 N. Manasota Key Road	\$1,900,000	Gulf Front
6150 Manasota Key Road	\$1,800,000	-----
7000 Manasota Key Road	\$1,650,000	Gulf Front
6850 Manasota Key Road	\$1,595,000	Gulf Front
7035 Manasota Key Road	\$1,495,000	Bay Front
7970 Manasota Key Road	\$1,399,000	Gulf Front
717 N. Manasota Key Road	\$1,299,999	Gulf Front
7995 Manasota Key Road	\$1,299,000	Bay Front
8315 Manasota Key Road	\$1,295,000	Bay Front
7960 Manasota Key Road	\$1,250,000	Gulf Front
7540 Manasota Key Road	\$1,200,000	Gulf Front
6112 Gnarled Oak Drive	\$1,199,000	-----
6435 Manasota Key Road	\$990,000	Bay Front
6375 Manasota Key Road	\$850,000	BayFront
7485 Manasota Key Road	\$750,000	Bay Front

<u>PROPERTY</u>	<u>LIST PRICE</u>	<u>LOCATION</u>
8465 Manasota Key Road	\$749,000	Bay Front
7165 Manasota Key Road	\$649,000	Bay Front
6265 Manasota Key Road	\$575,000	-----
6029 Manasota Key Road	\$569,000	Bay Front
6120 Gnarled Oak Drive	\$405,000	-----

MANASOTA KEY ACTIVE LOTS

<u>PROPERTY</u>	<u>LIST PRICE</u>	<u>LOCATION</u>
6390 Manasota Key Road	\$1,750,000	Gulf Front
7740 Manasota Key Road	\$1,200,000	Gulf Front
7209 Manasota Key Road	\$ 695,000	Bay Front
8400 Blk Manasota Key Road	\$650,000	Bay Front
7000 Manasota Key Road	\$500,000	Bay Front
7385 Manasota Key Road	\$500,000	Bay Front

MANASOTA KEY ACTIVE WITH CONTRACT

<u>PROPERTY</u>	<u>LIST PRICE</u>	<u>LOCATION</u>
7093 Manasota Key Road (Lot)	\$1,050,000	Bay Front
8330 Manasota Key Road	\$975,000	Gulf Front

SALE PENDING MANASOTA KEY RESIDENTIAL

<u>PROPERTY</u>	<u>LIST PRICE</u>	<u>LOCATION</u>
6119 Gnarled Oak Lane	\$795,000	Bay Front
6039 Manasota Key Road	\$749,000	Bay Front
6795 Manasota Key Road	\$699,000	Canal
6895 Manasota Key Road	\$550,000	Bay Front

MANASOTA KEY LOTS SOLD 2012

<u>PROPERTY</u>	<u>LIST PRICE</u>	<u>DATE SOLD</u>	<u>SOLD PRICE</u>	<u>LOCATION</u>
6200 Blk Manasota Key Rd	\$12,715,000.	08/10/2012	\$4,065,000	Gulf to Bay
8370 Manasota Key Road	\$1,100,000	02/22/2012	\$900,000	Gulf Front
8375 Manasota Key Road	\$899,000	04/09/2012	\$700,000	Bay Front

MANASOTA KEY RESIDENTIAL PROPERTY SALES 2012

<u>PROPERTY</u>	<u>LIST PRICE</u>	<u>DATE SOLD</u>	<u>SOLD PRICE</u>	<u>LOCATION</u>
8150 Manasota Key Road	\$2,750,000	06/05/2012	\$2,250,000	Gulf to Bay
7930 Manasota Key Road	\$2,395,000	05/31/2012	\$2,395,000	Gulf Front
6780 Manasota Key Road	\$1,175,000	04/11/2012	\$975,000	Gulf Front
6885 Manasota Key Road	\$1,050,000	08/03/2012	\$925,000	Bay Front

6090 MANASOTA KEY ROAD. Spacious custom gulf front home, great room concept offers 4885 square feet of luxurious island living space, four bedrooms and five baths. All bedrooms, baths and kitchen also have radiant heat in the floors gourmet kitchen with large island and granite counter tops. Large master suite with separate sitting room/study, master bath has separate shower and jetted tub, great room has large wood burning fireplace with hand painted tiles. There is also a lovely wet bar area with gulf views. A large screened porch off the kitchen for wonderful entertaining, hurricane shutters, lighting protection, vent fans in attic, electric in conduit, Cat5 wiring for computer, cove lighting and an elevator add to the amenities plus 46' x 36' bonus area game/media, plus work shop and did we mention the wonderful sandy beach. **Reduced to \$3,000,000**

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 washers, Sub Zero built in refrigerator drawers in custom cabinetry & countertops. This house has it all. **\$6,000,000.**

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 8,980 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. **\$1,950,000.**

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. **\$4,200,000.**

811 N. THE ESPLANADE UNIT 204 ISLAND OF VENICE with Fantastic Gulf Views. The Beleza on Venice Beach is the Newest Luxury Condo on Venice Beach, With Fantastic Gulf Views. This unit has 11 Ft. Ceilings, Marble Private Entry, Marble in Kitchen & Master Bath. Granite Counter Tops, Three Bedrooms, Three Baths, Laundry Room, Private Elevator & Service Elevator. Two Large Terraces, One Screened & One Open. Hurricane Impact Windows & Doors & Building Has a Generator. Secured Building & Elevators with Enclosed Garage Parking and Extra Storage Area. Beleza Has Luxury Lobby Entrance, Lovely Game & Meeting Room With Kitchenette & Gulf & Pool Views, Full Exercise Room, Pool & Hot Tub, Bar-B-Que Area, and did we Say BEACH-BEACH Owner will finance with \$250,000 down, for five year balloon at 5 1/2% interest, and did we say BEACH **\$995,000.**

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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