



THE HERRON GROUP

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Casey Key

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

REAL ESTATE MARKET REPORT | JUNE 2016

Escape to your Private Slice of Paradise

Just Listed! By Nick Herron



3780 Cutlass Bayou Road | Offered at \$1,595,000

3 Bedrooms, 4 Baths | 3,102 Estimated Square Feet

Casey Key down a Magical Lane to a slice of Paradise... Your own private enclave at the end of Cutlass Bayou is this 1.2-acre peninsula with water on three sides approximately 900 feet of shoreline. One area along the South shore line is a bank of trees with wondering trails and a deck to enjoy the shade and solitude. On the Bay Front with wonderful wide open Bay views by the seawall in the Northwest corner is a Tiki hut with outdoor kitchen and bar to enjoy a cocktail or cooking your fresh catch. Also on the bay side of the main house is the Bay Front swimming pool which is great to cool off in after being out on your boat or jet ski. There is a plan under attachments for a large new proposed dock along the North protected harbor of the Bayou. You can also enjoy the sandy Casey Key beach from your deeded Gulf Beach easement across Casey Key Road. You will have to make the big decision to use the property as is / update it to your liking / or build your Grand Estate on this slice of Paradise.



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



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WHO REPRESENTS YOU MATTERS

Client Testimonial

“ We met Nick 20 years ago at an Open House on Casey Cove Road. Over the years, he has helped us sell three homes and purchase three homes. He is dependable and extremely knowledgeable about all aspects of the market and transaction details. It is always a pleasure working with him. He is a true professional and definitely our Realtor of choice ”
- Mary Ann and Phil D.

Skill Ratings

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

Casey Key

MARKET REPORT

There are 38 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 38 homes on the market for Casey Key. They feature 2 to 8 bedrooms with 1.0 to 10.1 baths. They range in size from 960 to 10,125 square feet, and in price from \$839,900 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 2 homes Active with contract or pending in Casey Key.

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

CASEY KEY PROPERTIES SOLD THIS YEAR 01/01/16 - 05/16/16

| Total Sq.Ft. Heated | | | | | | | |
|---------------------|-----------------------|----------------|-------|-------------|-----------|--------------|-------------|
| Status | Address | Water Frontage | Lot | List Price | List Date | Closed Price | Closed Date |
| Sold | 412 S Casey Key Road | Beach Front | 3,975 | \$1,250,000 | 02/22/16 | \$1,190,000 | 05/05/16 |
| Sold | 1120 N Casey Key Road | Gulf to Bay | 2,034 | \$1,895,000 | 05/26/15 | \$1,700,000 | 05/03/16 |
| Sold | 624 S Casey Key Road | N/A | 3,284 | \$999,989 | 10/27/15 | \$935,000 | 04/21/16 |
| Sold | 420 Casey Key Road | Bay Front | 5,501 | \$879,900 | 01/23/16 | \$835,000 | 04/06/16 |
| Sold | 3761 Casey Key Road | Gulf Front | 472 | \$1,995,000 | 10/20/15 | \$1,750,000 | 03/29/16 |
| Sold | 2315 Casey Key Road | Gulf to Bay | 2,909 | \$4,395,000 | 09/09/15 | \$4,026,790 | 03/04/16 |
| Sold | 3004 Casey Key Road | Bay Front | 2,047 | \$1,350,000 | 10/13/15 | \$1,100,000 | 02/19/16 |
| Sold | 608 S Casey Key Road | Gulf Front | 1,495 | \$1,985,000 | 06/29/15 | \$1,850,000 | 02/19/16 |
| Sold | 3210 Casey Key Road | Gulf to Bay | 2,930 | \$2,495,000 | 05/27/14 | \$2,495,000 | 01/14/16 |
| Sold | 1118 Casey Key Road | N/A | 6,296 | \$1,499,000 | 11/02/14 | \$1,350,000 | 01/04/16 |

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Casey Key | CURRENT MARKET ACTIVITY

● ACTIVE ● UNDER CONTRACT ● SOLD

At A Glance:

| | | | |
|----------------------------|----------------------|---------------------|--|
| Average Active List Price: | Homes Recently Sold: | Average Sold Price: | A visual representation of the MLS data on the left. |
| \$3,578,005 | 10 | \$1,723,179 | |

ACTIVE LOT SALES

There are currently 16 lots on the market in Casey Key. They range in price from \$659,900 to \$12,500,000

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

PENDING LOT SALES

There is currently 1 lot Active with contract in Casey Key.

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

CASEY KEY LOTS SOLD IN THE PAST 90 DAYS

| Total Sq.Ft. Heated | | | | | | | |
|---------------------|-------------------------|----------------|-----|-------------|-----------|--------------|-------------|
| Status | Address | Water Frontage | Lot | List Price | List Date | Closed Price | Closed Date |
| Sold | 3000 BLK Casey Key Road | Gulf Front | Lot | \$1,750,000 | 02/26/16 | \$1,750,000 | 02/26/16 |

CASEY KEY MOTELS SOLD IN THE PAST 90 DAYS

| Total Sq.Ft. Heated | | | | | | | |
|---------------------|--------------------|----------------|--------|-------------|-----------|--------------|-------------|
| Status | Address | Water Frontage | Lot | List Price | List Date | Closed Price | Closed Date |
| Sold | 317 Casey Key Road | Gulf to Bay | 11,524 | \$5,300,000 | 08/06/08 | \$3,500,000 | 03/01/16 |