



THE HERRON GROUP

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

REAL ESTATE MARKET REPORT | JULY 2017

Amazing Views on Manasota Key Beach

Just Listed! By Nick Herron



TO VIEW CURRENT LISTINGS FOR SALE GO TO: WWW.CASEYKEY-REAL-ESTATE.COM

7840 Manasota Key Road | Offered at \$3,000,000
6 Bedrooms, 4 Bathrooms | 5,174 Heated Square Feet

Enjoy the wonderful full gulf views and sunsets from your first-floor formal living room, your formal dining room, and large eat-in kitchen. Across the gulf side is your large screened and covered lanai. There are even better views of the gulf and the wide sandy beach from your second-floor vaulted ceiling family room, game room and to the gulf front bedroom. Besides all this you have four bedrooms and three full baths, plus a two-bedroom, bath in-law's suite with kitchenette, laundry, and family room.

For more information, or to schedule a private tour, call me today!



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





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Manasota Key | CURRENT MARKET ACTIVITY ● ACTIVE ● UNDER CONTRACT ● SOLD

At A Glance:	Average Active List Price: \$2,399,391	Homes Recently Sold: 5	Average Sold Price: \$1,238,980	A visual representation of the MLS data on the right.
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WHO REPRESENTS YOU MATTERS

Client Testimonial

“ A professional that knows waterfront property on the Gulf Coast in Florida. Highly experienced, knowledgeable, reasonable, and understands waterfront property and the details necessary to evaluate waterfront properties. ”
- Robert P.

Skill Ratings

- Overall Rating★★★★★
- Local Knowledge★★★★★
- Process Expertise★★★★★
- Responsiveness★★★★★

MANASOTA KEY MARKET REPORT

To view current listings for sale go to: www.CaseyKey-Real-Estate.com
or call or e-mail us and we will send you the complete list of active listings.

MANASOTA KEY HOMES CURRENTLY LISTED OR PENDING

Currently Listed:	23	Currently Pending:	7
Average List Price:	\$2,399,391	Average Pending Price:	\$2,720,571
Average Bedrooms:	4	Average Bedrooms:	4
Average Bathrooms:	4	Average Bathrooms:	4
Average Square Feet:	3,795	Average Square Feet:	3,242

MANASOTA KEY PROPERTIES SOLD THIS YEAR 01/01/17 - 06/25/17

Status	Address	Water Frontage	Total Sq.Ft. Heated	List Price	List Date	Closed Price	Closed Date
Sold	7230 Manasota Key Road	Gulf	2,802	\$1,800,000	09/18/16	\$1,725,000	05/30/17
Sold	7215 Manasota Key Road	N/A	3,020	\$575,000	04/05/17	\$480,000	04/28/17
Sold	6027 Manasota Key Road	N/A	2,025	\$629,900	09/21/16	\$550,000	04/20/17
Sold	8101 Manasota Key Road	Bay Front	3,242	\$1,695,000	05/09/16	\$1,405,000	03/28/17
Sold	8045 Manasota Key Road	Bay Front	5,294	\$1,495,000	09/03/15	\$1,475,000	03/01/17

MANASOTA KEY LOTS CURRENTLY LISTED OR PENDING

Currently Listed:	12	Currently Pending:	1
Average List Price:	\$1,466,416	Average Pending Price:	\$450,000

MANASOTA KEY LOTS SOLD THIS YEAR 01/01/17 - 06/25/17

Status	Address	Water Frontage	List Price	List Date	Closed Price	Closed Date
Sold	6180 Manasota Key Road	Gulf to Bay	\$3,400,000	01/14/17	\$3,000,000	02/22/17

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

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