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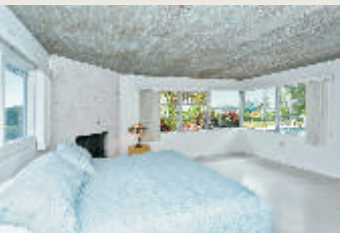


BEACH, BAY, OR BACK NINE... LIVE THE DREAM

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 Manasota 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	★★★★★

# 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 for Manasota Key.  
They feature 2 to 6 bedrooms with 2 to 7.2 baths.  
They range in size from 1,684 to 7,000 square feet,  
And in price from \$649,000 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 2 homes Active with Contract  
And 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 THIS YEAR 01/01/16 - 05//16

Status	Address	Water Frontage	Total Sq.Ft. Heated	List Price	List Date	Closed Price	Closed Date
Sold	7770 Manasota Key Road	Gulf Front	2,566	\$1,800,000	01/02/16	\$1,725,000	04/20/16
Sold	794 N Manasota Key Road	Gulf to Bay	3,755	\$2,950,000	09/05/15	\$2,700,000	04/15/16
Sold	7975 Manasota Key Road	Bay Front	4,568	\$1,295,000	11/02/15	\$1,200,000	04/04/16
Sold	6111 Manasota Key Road	N/A	1,832	\$449,999	11/04/15	\$416,000	02/10/16
Sold	7211 Manasota Key Road	Lagoon	2,388	\$599,000	09/16/15	\$555,000	01/19/16

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## Manasota Key | CURRENT MARKET ACTIVITY

● ACTIVE ● UNDER CONTRACT ● SOLD

### At A Glance:

Average Active  
List Price:  
\$2,426,209

Homes  
Recently Sold:  
5

Average  
Sold Price:  
\$1,319,000

A visual  
representation  
of the MLS data

### ACTIVE LOT SALES

There are currently 16 lots on the market in Manasota Key.  
They range in price from \$395,000 to \$2,500,000

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

### PENDING LOT SALES

There is currently 1 lot  
Pending in Manasota Key.

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

## MANASOTA KEY LOTS SOLD IN THE PAST 90 DAYS

Status	Address	Water Frontage	Lot	List Price	List Date	Closed Price	Closed Date
Sold	6100 Blk Manasota Key Road	N/A	N/A	\$250,000	11/06/14	\$235,000	05/03/16
Sold	8355 Manasota Key Road	Bay Front	N/A	\$675,000	06/24/13	\$550,000	04/14/16
Sold	8350 Manasota Key Road	Gulf Front	N/A	\$1,450,000	06/24/13	\$1,150,000	04/14/16