



## THE HERRON GROUP

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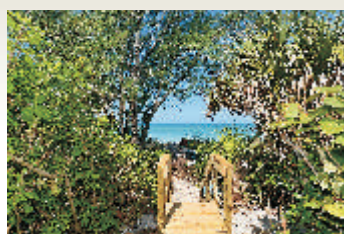
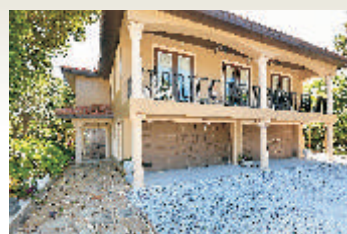


BEACH, BAY, OR BACK NINE... LIVE THE DREAM

REAL ESTATE MARKET REPORT | SEPTEMBER 2016

## *A Tropical Paradise on Casey Key*

Just Listed! By Nick Herron



**1140 Casey Key Road | Offered at \$1,599,000**  
**2 Bedrooms, 4 Bathrooms | 3,008 Estimated Square Feet**

Wonderfully remodeled in 2010, you won't believe all the upgrades, and only steps away from your deeded access to a wide sandy beach on Casey Key. This home is all set for entertaining with its open floor plan and large sliding doors that open the way to your back covered balcony with an outdoor kitchen and its own dining area. Some of the upgrades are the custom alder wood cabinets in the kitchen and closets. Cypress wood flooring flows through the main living area with eight-inch wood baseboards, wood window sills, and cypress wood soffits. Each of these bedrooms have access to the large covered balcony facing the west, and as with the back balcony, you are up in the mature landscaping, giving you the feeling of a tropical paradise with gardens below and off the lower level walk-out patio to a fenced-in back garden area. This home also offers a large four-car garage (26' X 36'), hurricane compliant doors and windows, and a large bonus room and storage area on the first floor. Casey Key is close and between all the amenities of Sarasota and the artsy City of Venice with convenient shopping and restaurants.



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







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LIVE THE DREAM**



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# Casey Key

## MARKET REPORT

There are 33 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 33 homes on the market for Casey Key.  
They feature 2 to 8 bedrooms with 2.0 to 10.1 bathrooms.  
They range in size from 960 to 10,125 square feet,  
And in price from \$897,000 to \$14,500,000

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

### PENDING HOME SALES

There is currently 1 home  
Active with Contract and no homes Pending in Casey Key.

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

## CASEY KEY PROPERTIES SOLD THIS YEAR 01/01/16 - 08/12/16

Status	Address	Water Frontage	Total Sq.Ft. Heated Lot	List Price	List Date	Closed Price	Closed Date
Sold	2411 & 2413 Casey Key	Gulf Front	6,274	N/A	N/A	\$5,500,000	08/01/16
Sold	921 Key Way	Bay Front	2,871	\$839,900	12/30/15	\$775,000	07/27/16
Sold	3780 Cutlass Bayou Road	Bay Front	3,102	\$1,595,000	05/12/16	\$1,350,000	07/18/16
Sold	2030 Casey Key Road	Gulf to Bay	5,035	N/A	N/A	\$6,000,000	07/08/16
Sold	704 S Casey Key Road	Gulf Front	4,126	\$1,995,000	07/24/15	\$1,750,000	06/14/16
Sold	2508 Casey Key Road	Bay Front	3,536	\$1,695,000	09/16/15	\$1,600,000	05/27/16
Sold	412 S Casey Key Road	Gulf 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

### ACTIVE LOT SALES

There are currently 17 lots on the market in Casey Key.  
They range in price from \$599,000 to \$12,500,000

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 Casey Key.

For more information on this listing,  
Call us today at 941.350.5035.

## CASEY KEY LOTS SOLD THIS YEAR 01/01/16 - 08/12/16

Status	Address	Water Frontage	Total Sq.Ft. Heated 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 THIS YEAR 01/01/16 - 08/12/16

Status	Address	Water Frontage	Total Sq.Ft. Heated 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

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## Casey Key | CURRENT MARKET ACTIVITY

● ACTIVE ● UNDER CONTRACT ● SOLD

At A Glance:	Average Active List Price: \$4,512,167	Homes Recently Sold: 16	Average Sold Price: \$2,137,924	A visual representation of the MLS data on the right.
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# WHO REPRESENTS YOU MATTERS

## Client Testimonial

“ Nick, we want to thank you for all the work you did to show and sell the family cottage on Casey Key. The brochure was fantastic and professional. You were as well. This was the second piece you have sold for us! Thanks again, you did a great job! ”

- The Mogford's

## Skill Ratings

Overall Rating	★★★★★
Local Knowledge	★★★★★
Process Expertise	★★★★★
Responsiveness	★★★★★
Negotiation Skills	★★★★★