



## 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 Manasota Key Real Estate Specialists for Over 25 Years







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



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**KATHLEEN HERRON**

# 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	★★★★★

# Manasota Key

## MARKET REPORT

There are 17 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 17 homes on the market for Manasota Key.  
They feature 2 to 6 bedrooms with 2.1 to 7.2 bathrooms.  
They range in size from 1,724 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

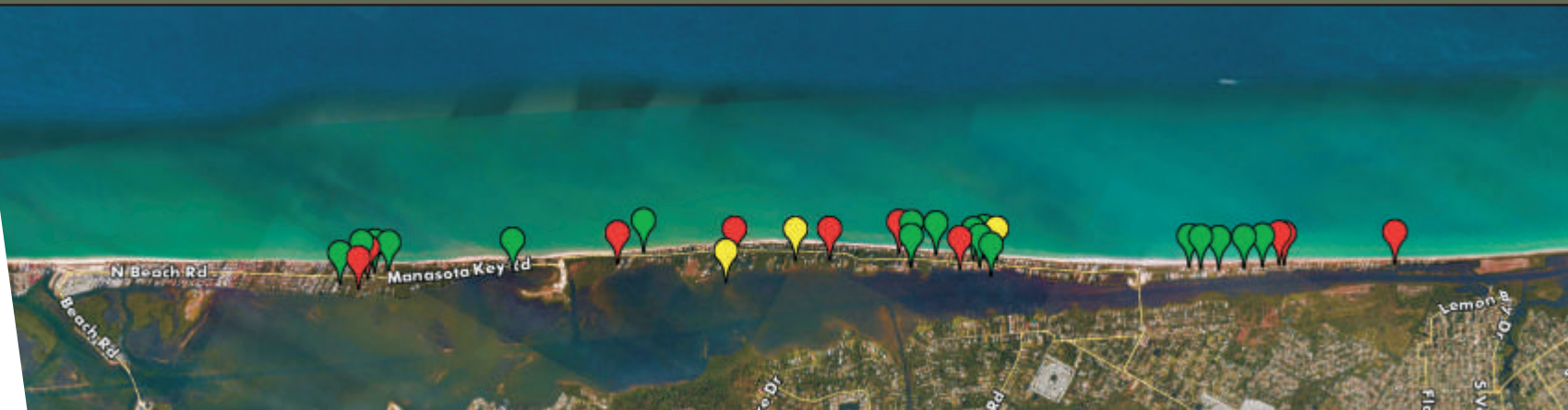
There is currently 1 home Active with Contract  
and 3 homes Pending in Manasota Key.

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

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

Status	Address	Water Frontage	Total Sq.Ft. Heated	List Price	List Date	Closed Price	Closed Date
Sold	749 N Manasota Key Road	Gulf to Bay	4,494	\$3,995,000	05/07/15	\$3,650,000	07/22/16
Sold	749 1/2 N Manasota Key Road	Gulf to Bay	4,389	\$2,300,000	04/06/16	\$1,800,000	07/15/16
Sold	6785 Manasota Key Road	Bay Front	2,003	\$799,000	02/19/16	\$725,000	06/27/16
Sold	6091 Manasota Key Road	Bay Front	2,062	\$1,200,000	10/28/15	\$900,000	06/15/16
Sold	7565 Manasota Key Road	Bay Front	1,486	\$649,900	03/22/16	\$629,900	05/25/16
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:  
\$2,734,106

Homes  
Recently Sold:  
10

Average  
Sold Price:  
\$1,430,090

A visual representation  
of the MLS data  
on the left

### ACTIVE LOT SALES

There are currently 14 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 are currently no lots Active with Contract  
and no lots Pending in Manasota Key.

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

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

Status	Address	Water Frontage	Total Sq.Ft.	List Price	List Date	Closed Price	Closed Date
			Heated Lot				
Sold	7450 Manasota Key Road	Gulf Front	N/A	\$1,599,000	08/13/12	\$1,500,000	07/18/16
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