



*Luxury Real Estate
on Florida's West Coast*

THE HERRON GROUP

Beach, Bay or Back Nine...Live The Dream

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NICK HERRON
REALTOR®

Multi-Million Dollar Producer



Casey Key properties listed with the different Real Estate Brokers in the
My Florida Regional MLS as of this drafting

ACTIVE RESIDENTIAL CASEY KEY

<u>PROPERTY</u>	<u>LIST PRICE</u>	<u>LOCATION</u>
411 N. Casey Key Road	\$14,950,000	Gulf to Bay
712 N. Casey Key Road	\$10,000,000	Gulf to Bay
316 N. Casey Key Road	\$9,900,000	Gulf to Bay
1143 Casey Key Road	\$9,450,000	Gulf Front
2505 Casey Key Road	\$8,900,000	Gulf to Bay
2016 Casey Key Road	\$8,400,000	Gulf to Bay
507 Casey Key Road	\$6,950,000	Gulf Front
4019 Casey Key Road	\$5,950,000	Gulf Front
703 Casey Key Road	\$5,850,000	Gulf Front
402 N. Casey Key Road	\$5,600,000	Bay Front
2116 Casey Key Road	\$4,800,000	Gulf to Bay
2315 Casey Key Road	\$4,650,000	Gulf Front
3801 Casey Key Road	\$4,495,000	Gulf Front
2120 Casey Key Road	\$4,200,000	Gulf to Bay
540 N. Casey Key Road	\$4,195,000	Gulf to Bay
1900 Casey Key Road	\$3,690,000	Gulf to Bay
510 N. Casey Key Road	\$3,470,000	Bay Front
740 N. Casey Key Road	\$2,895,000	Gulf to Bay
3509 Casey Key Road	\$2,785,000	Gulf to Bay
13 N. Casey Key Road	\$2,690,000	Gulf Front
3616 Casey Key Road	\$2,650,000	-----
2910 Casey Key Road	\$2,645,000	Bay Front
681 Casey Key Road	\$2,000,000	Gulf Front
917 Key Way Drive	\$1,795,000	Bay Front
1624 Casey Key Road	\$1,750,000	Gulf Front
1118 Casey Key Road	\$1,685,000	-----
412 S. Casey Key Road	\$1,599,000	Gulf Front
3858 Casey Key Road	\$1,499,000	Canal
624 S. Casey Key Road	\$1,295,000	-----
325 Casey Key Road	\$1,250,000	Gulf Front
1208 Casey Key Road	\$949,000	Canal
3704 Sandspur Lane	\$729,000	-----

CASEY KEY RESIDENTIAL SALE PENDING

<u>PROPERTY</u>	<u>LIST PRICE</u>	<u>LOCATION</u>
1504 Casey Key Road	\$2,395,000	Gulf to Bay

CASEY KEY MOTELS COMMERCIAL ACTIVE

<u>PROPERTY</u>	<u>LIST PRICE</u>	<u>LOCATION</u>
317 Casey Key Road	\$5,300,000	Gulf to Bay

CASEY KEY LOTS ACTIVE

<u>PROPERTY</u>	<u>LIST PRICE</u>	<u>LOCATION</u>
2500 Blk Casey Key Road	\$3,990,000	Gulf to Bay
728 N. Casey Key Road	\$3,700,000	Gulf to Bay
4019 Casey Key Road	\$2,950,000	Gulf Front
3000 Blk. Casey Key Road	\$1,850,000	Gulf Front
3807 Casey Key Road	\$1,499,000	Gulf Front
4020 Casey Key Road	\$1,495,000	Bay Front
4000 Blk. Casey Key Road	\$1,290,000	Bay Front
3112 Casey Key Road	\$1,199,000	Bay Front

CASEY KEY LOTS SALE PENDING

<u>PROPERTY</u>	<u>LIST PRICE</u>	<u>LOCATION</u>
418 Casey Key Road	\$300,000	Bay Front
420 Casey Key Road	\$300,000	Bay Front

PROPERTY SALES 2013

Properties Listed with the My Florida Regional MLS as of this Drafting

<u>Property</u>	<u>List Price</u>	<u>Date Sold</u>	<u>Sold Price</u>	<u>Location</u>
1500 Blk. N. Casey Key Road	\$7,250,000	5/01/2013	\$4,600,000	Gulf Front Lot
3917 Casey Key Road	\$2,275,000	06/25/2013	\$2,275,000	Gulf Front
690 Casey Key Road	\$1,895,000	03/14/2013	\$1,542,000	Bay Front
222 N. Casey Key Road	\$1,700,000	06/17/2013	\$1,150,000	Bay Front Lot
3752 Casey Key Road	\$1,650,000	03/04/2013	\$1,150,000	Canal
3909 Casey Key Road	\$1,599,000	02/04/2013	\$1,300,000	Gulf Front
10 N. Casey Key Road	\$1,450,000	07/19/2013	\$1,350,000	Bay Front
1148 Casey Key Road	\$1,300,000	04/30/2013	\$1,100,000	Bay Front
3716 Sandspur Lane	\$995,000	07/08/2013	\$885,500	-----
4004 Casey Key Road	\$799,000	04/05/2013	\$780,000	Bay Front
3750 Casey Key Road	\$650,000	03/13/2013	\$522,900	-----

CASEY KEY ACTIVE WITH CONTRACT

<u>PROPERTY</u>	<u>LIST PRICE</u>	<u>LOCATION</u>
945 Casey Key Road	\$2,500,000	Gulf Front
443 N. Casey Key Road	\$1,850,000	Gulf Front

**Enjoy Our Sarasota, Florida
Youtube Videos:**

<http://www.youtube.com/user/Sarasotafrealestate>

RE/MAX Alliance Group, 2000 Webber Street, Sarasota, Florida 34239

Information contained herein is deemed reliable but is not guaranteed. Each office is independently owned and operated.

Call me for a free Current Market Analysis

Direct line 350-5035

If your property is currently listed with a real estate broker, please disregard this offer. It is not my intention to solicit the offering of other real estate brokers. I cooperate with them fully.

It is easy to search MLS & Sarasota neighborhoods at our Herron Group web sites.

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<http://www.facebook.com/SarasotaDream>

<http://www.facebook.com/caseykeyfirealestate>

<http://twitter.com/kckey>



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ACTIVE RESIDENTIAL MANASOTA KEY

Manasota Key Properties Listed with different Brokers in the My Florida Regional MLS as of this drafting.

MANASOTA KEY ACTIVE RESIDENTIAL PROPERTY

PROPERTY	LIST PRICE	LOCATION
6310 Manasota Key Road	\$6,900,000	Gulf to Bay
749 N. Manasota Key Road	\$4,900,095	Gulf to Bay
6840 Manasota Key Road	\$3,950,000	Gulf to Bay
6133 Manasota Key Road	\$3,495,000	Bay Front
6360 Manasota Key Road	\$3,400,000	Gulf to Bay
7840 Manasota Key Road	\$3,400,000	Gulf Front
806 N. Manasota Key Road	\$3,000,000	Gulf to Bay
6510 Manasota Key Road	\$2,999,999	Gulf to Bay
6090 Manasota Key Road	\$2,999,000	Gulf Front
777 N. Manasota Key Road	\$2,950,000	Gulf to Bay
779 N. Manasota Key Road	\$2,950,000	Gulf to Bay
749B N. Manasota Key Road	\$2,800,000	Gulf to Bay
7880 & 7905 Manasota Key	\$2,789,000	Gulf to Bay
6145 Manasota Key Road	\$2,600,000	Bay Front
7979 Manasota Key Road	\$2,600,000	Bay Front
7590 Manasota Key Road	\$2,595,000	Gulf to Bay
772 N. Manasota Key Road	\$2,500,000	Gulf Front
8500 Manasota Key Road	\$2,250,000	Gulf Front
774 N. Manasota Key Road	\$2,200,000	Gulf to Bay
7870 Manasota Key Road	\$2,200,000	Gulf to Bay
8440 Manasota Key Road	\$2,190,000	Gulf Front
7000 Manasota Key Road	\$2,150,000	Gulf to Bay
7785 Manasota Key Road	\$2,134,650	Bay Front
7354 Manasota Key Road	\$2,100,000	Gulf Front
7820 Manasota Key Road	\$1,975,000	Gulf Front
7890 Manasota Key Road	\$1,950,000	Gulf Front
6069 Manasota Key Road	\$1,685,000	Bay Front
7975 Manasota Key Road	\$1,650,000	Bay Front
7000 Manasota Key Road	\$1,650,000	Gulf to Bay
7475 Manasota Key Road	\$1,500,000	Bay Front
7295 Manasota Key Road	\$1,500,000	Bay Front
7970 Manasota Key Road	\$1,399,000	Gulf Front
8315 Manasota Key Road	\$1,259,900	Bay Front
7225 Manasota Key Road	\$1,199,000	Bay Front
6435 Manasota Key Road	\$949,900	Bay Front
6112 Gnarled Oak Drive	\$899,900	-----
6375 Manasota Key Road	\$850,000	Bay Front
6065 Manasota Key Road	\$799,900	Bay Front
7485 Manasota Key Road	\$750,000	Bay Front
8465 Manasota Key Road	\$649,000	Bay Front
6029 Manasota Key Road	\$549,000	Bay Front
6126 Gnarled Oak Drive	\$547,000	-----

MANASOTA KEY SALE PENDING RESIDENTIAL PROPERTY

PROPERTY	LIST PRICE	LOCATION
748 N. Manasota Key Road	\$2,999,999	Gulf to Bay
717 N. Manasota Key Road	\$1,199,999	Gulf Front
7025 Manasota Key Road	\$850,000	Bay Front

MANASOTA KEY ACTIVE LOTS

PROPERTY	LIST PRICE	LOCATION
7450 Manasota Key Road	\$2,300,000	Gulf Front
8350 Manasota Key Road	\$1,750,000	Gulf Front
6100 Blk. Manasota Key Road	\$1,150,000	Bay Front
8355 Manasota Key Road	\$850,000	Bay Front
6925 Manasota Key Road	\$800,000	Bay Front
7635 Manasota Key Road	\$699,000	Bay Front
7000 Manasota Key Road	\$500,000	Bay Front
7385 Manasota Key Road	\$500,000	Bay Front
8505 Manasota Key Road	\$499,000	Bay Front
7209 Manasota Key Road	\$395,000	Bay Front

MANASOTA KEY LOTS WITH CONTRACT

PROPERTY	LIST PRICE	LOCATION
7750 Manasota Key Road	\$950,000	Gulf Front

MANASOTA KEY RESIDENTIAL PROPERTY SALES 2013

PROPERTY	LIST PRICE	DATE SOLD	SOLD PRICE	LOCATION
802 N. Manasota Key Road	\$3,200,000	04/12/2013	\$2,850,000	Gulf to Bay
7860 Manasota Key Road	\$2,550,000	06/28/2013	\$2,275,000	Gulf to Bay
720 N. Manasota Key Road	\$1,750,000	06/21/2013	\$1,750,000	Gulf Front
6390 Manasota Key Lot	\$1,750,000	05/14/2013	\$1,600,000	Gulf Front
7925 Manasota Key Road	\$1,685,000	05/24/2013	\$1,500,000	Bay Front
8035 Manasota Key Road	\$1,499,000	03/07/2013	\$1,355,000	Bay Front
7035 Manasota Key Road	\$1,495,000	06/18/2013	\$1,165,000	Bay Front
7540 Manasota Key Road	\$985,000	05/06/2013	\$975,000	Gulf Front
8200 Blk Manasota Key Lot	\$795,000	06/14/2013	\$750,000	Gulf Front
8040 Manasota Key Road	\$787,500	03/05/2013	\$750,000	Gulf Front
6039 Manasota Key Road	\$699,000	03/27/2013	\$600,000	Bay Front
6265 Manasota Key Road	\$575,000	02/18/2013	\$510,000	-----
6027 Manasota Key Road	\$324,900	03/25/2013	\$317,000	-----

Selling Casey Key & Manasota Key for Over 23 Years

Nick Herron, the Herron Group/has been selected as FIVE STAR Best in Client Satisfaction Real Estate Agent and this makes the Eighth year in a row that Herron has been selected.

681 Casey Key Road Nokomis, FL. 34275. Gated & Professionally Landscaped for Maximum Privacy, This Exquisite Home Offers the Ultimate in Beach Living. Light, Bright and Airy With Expansive Glass to Bring the Tropical Beauty Inside. The Large Great Room Vaults Through Two Floors and Opens Onto the Deck and Elevated Pool Which Overlooks the Beach & Gulf. Complete With Elevator and Center Atrium, This Unique Home Must Be Seen to Be Appreciated. Generous Covered Parking and a Workshop/Storage Area Complete This Mini-Estate. The Home Has a Newer Metal Roof, Impact Glass Doors &/or Hurricane Shutters, It Has Also Been Re-plumbed, and New Electrical Service. And did we say BEACH-BEACH Wonderful Wide Sandy BEACH Which Is Very Stable in This Area of the Key. **\$2,000,000.**

325 Casey Key Road Nokomis, FL. 34275. Lowest Priced Listed Gulf Front Home on Casey Key. Spectacular Beach & Sunset Views From Your Adorable Beach House. This Charming Beach Cottage has Just Been Completely Remodeled. New Kitchen with Stainless Steel appliances and Beautiful Blue granite Counter Tops, New Bath Room, New Ceramic Tile Flooring, New Hurricane Windows & Doors, New Central AC, & New Gas instant Hot Water System. Pecky Cypress Ceilings, No expense was Spared on the Lovely Landscaping With Attractive Electric Drive Way Gates and Stonework. **\$1,250,000**

203 Louella Lane Nokomis, FL 34275. Great opportunity to own over an Acre on Lyons Bay, approximately 137' of Water Frontage Boat Dock & Lift, No Bridges to Gulf of Mexico, close to Venice Jetties ICWY by Boat. Walk to Nokomis Beach on Casey Key. Very Convenient Location for Shopping in Sarasota and Venice. Older home well cared for use as it is or build your Dream Estate Home. Great Open Bay Views. Plenty of Room for RV or Boat Parking. Three Bedrooms, one with Built-in Murphy Bed. Two Baths, Easy To Show, Home Being Sold AS/IS. **\$799,000.**

1590 S. Tamiami Trail Venice, FL. This includes 1590 south Tamiami Trail and adjacent 100' lot to the North 1564 South Tamiami Trail. There are two buildings one 8,980 sq/ft showroom and offices or separate rental space (can be three separate businesses) and a 1200 sq/ft storage building CI ZONING. This has been used as a car dealership and a furniture store in the past. Completely renovated, custom Italian tile showroom, carpeted offices. Two other carpeted (units) areas with their own Frontage that can be used as separate retail or office space or rentals. On Business 41 at the 41 ByPass junction South of Circus Bridge - Center Road. **\$1,950,000.**

1550 S. Tamiami Trail. Formerly the Venice Chrysler Dealership, Zoned CI (Commercial Intensive) 175,696 SF lot with 26,504 SF of covered buildings - 5400 SF parts/storage 7,800 SF showroom/office, 13,304 SF service/repair/garage, 9,163 SF canopy, plus 20,845 SF lot for drainage run-off. The property is in excellent condition, the buildings do not require any repairs. The Highest and Best Use for the property would be as a New and or Used car dealership or a single or multi-tenate retail center, indoor and outdoor storage facility or even a combination of the two. The property has a traffic light at Center Road the main entrance and a large parking lot area that is conducive for a large retail center. A storage facility could use the large body-shop building with 12' overhead doors and or the newer 8 bay detail building and car wash. The property has great visibility and great ingress and egress on US 41 just north of the US 41 and US 41 bypass and close to the Venice Airport. **\$3,995,000**

If you have been thinking of selling your property, I would be pleased to give you a no obligation OPINION OF MARKET VALUE.

This can show you what the market is doing and give you a value on your property.

Call me for a free Current Market Analysis Direct line 350-5035

If your property is currently listed with a real estate broker, please disregard this offer.

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