



Luxury Real Estate
on Florida's West Coast

THE HERRON GROUP

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

NickHerron@comcast.net
www.CaseyKey-Real-Estate.com
Direct 941.308.6714

Toll Free 800.789.6580
Mobile 941.350.5035
Fax 941.954.5455

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

PROPERTY	LIST PRICE	LOCATION
1160 N. Casey Key Road	\$16,900,000	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 Front
2016 Casey Key Road	\$8,400,000	Gulf to Bay
507 Casey Key Road	\$6,595,000	Gulf Front
606 & 608 S. Casey Key Road	\$6,475,000	Gulf to Bay
3860 Casey Key Road	\$5,595,000	Bay Front
2116 Casey Key Road	\$4,800,000	Gulf to Bay
2315 Casey Key Road	\$4,595,000	Gulf to Bay
3801 Casey Key Road	\$4,495,000	Gulf Front
540 N Casey Key Road	\$4,050,000	Gulf to Bay
2120 Casey Key Road	\$3,999,000	Gulf to Bay
3210 Casey Key Road	\$3,950,000	Gulf to Bay
1900 Casey Key Road	\$3,495,000	Gulf to Bay
927 Casey Cove Drive	\$3,390,000	Bay Front
1700 Casey Key Road	\$3,300,000	Gulf to Bay
510 N. Casey Key Road	\$2,900,000	Bay Front
3509 Casey Key Road	\$2,785,000	Gulf to Bay
740 N. Casey Key Road	\$2,749,000	Gulf to Bay
3616 Casey Key Road	\$2,490,000	-----
418 N Casey Key Road	\$1,995,000	Gulf Front
710 Casey Key Road	\$1,989,000	Bay Front
917 Key Way Drive	\$1,795,000	Bay Front
1166 Casey Key Road	\$1,790,000	-----
1624 Casey Key Road	\$1,750,000	Gulf Front
88 N Casey Key Road	\$1,695,000	Bay Front
2816 Casey Key Road	\$1,650,000	Bay Front
1118 Casey Key Road	\$1,625,000	-----
3858 Casey Key Road	\$1,499,000	Canal
321 Casey Key Road	\$1,299,000	Gulf Front
624 S Casey Key Road	\$1,290,000	-----
1156 Casey Key Road	\$1,200,000	Bay Front
325 Casey Key Road	\$1,199,999	Gulf front
507 S. Casey Key Road	\$997,000	Bay Front
3704 Sandspur Lane	\$729,000	-----

CASEY KEY RESIDENTIAL SALE PENDING

PROPERTY	LIST PRICE	LOCATION
1208 Casey Key Road	\$949,000	Canal

CASEY KEY MOTELS COMMERCIAL ACTIVE

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

CASEY KEY LOTS ACTIVE

PROPERTY	LIST PRICE	LOCATION
2555 Casey Key Road	\$3,990,000	Gulf to Bay
728 N. Casey Key Road	\$3,700,000	Gulf to Bay
402 N. Casey Key Road	\$2,995,000	Bay Front
3807 Casey Key Road	\$1,499,000	Gulf Front
4020 Casey Key Road	\$1,495,000	Bay Front
700 Blk. S. Casey Key Road	\$1,425,000	Bay Front
4000 Blk. Casey Key Road	\$1,290,000	Bay Front
3112 Casey Key Road	\$1,000,000	Bay Front

CASEY KEY LOTS SALE PENDING

PROPERTY	LIST PRICE	LOCATION
4019 Casey Key Road	\$2,950,000	Gulf Front
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

Property	List Price	Date Sold	Sold Price	Location
1500 Blk. N. Casey Key Road	\$7,250,000	05/01/2013	\$4,600,000	Gulf Front Lot
703 Casey Key Road	\$5,850,000	10/11/2013	\$5,000,000	Gulf Front
945 Casey Key Road	2,500,000	09/12/2013	\$2,450,000	Gulf Front
2910 Casey Key Road	2,495,000	11/21/2013	\$2,000,000	Bay Front
1504 Casey Key Road	2,395,000	08/30/2013	\$2,300,000	Gulf to Bay
3917 Casey Key Road	2,275,000	06/25/2013	\$2,275,000	Gulf Front
681 Casey Key Road	2,000,000	11/21/2013	\$1,800,000	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	-----
4028 Casey Key Road	799,000	11/05/2013	\$735,000	-----
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 CONDO

PROPERTY	LIST PRICE	LOCATION
427 Casey Key Road	\$499,900	#12

CASEY KEY ACTIVE WITH CONTRACT

PROPERTY	LIST PRICE	LOCATION
443 N. Casey Key Road	\$1,850,000	Gulf Front
3708 Sandspur Lane	\$685,000	---

Happy Holidays!

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.

<http://www.caseykey-real-estate.com/>

E-mail: nickherron@comcast.net

E-mail: theherrongroup@gmail.com

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

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

<http://twitter.com/kckey>



THE HERRON GROUP

RE/MAX Alliance Group

2000 Webber Street, Sarasota, Florida 34239

NICK HERRON
Direct Line (941) 350-5035

Toll Free: 1-(800) 789-6580

Fax: (941) 954-5455

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 LIST PRICE LOCATION

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
7815 Manasota Key Road	\$3,650,000	Bay Front
6133 Manasota Key Road	\$3,495,000	Bay Front
6360 Manasota Key Road	\$3,400,000	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
806 N Manasota Key Road	\$2,695,000	Gulf to Bay
7979 Manasota Key Road	\$2,600,000	Bay Front
749 N Manasota Key Road	\$2,600,000	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
8440 Manasota Key Road	\$2,190,000	Gulf Front
7000 Manasota Key Road	\$2,150,000	Gulf to Bay
7354 Manasota Key Road	\$2,100,000	Gulf Front
7900 Manasota Key Road	\$2,050,000	Gulf Front
7870 Manasota Key Road	\$1,999,000	Gulf to Bay
7820 Manasota Key Road	\$1,975,000	Gulf Front
7785 Manasota Key Road	\$1,950,000	Bay Front
7890 Manasota Key Road	\$1,950,000	Gulf Front
7760 Manasota Key Road	\$1,850,000	Gulf Front
6069 Manasota Key Road	\$1,685,000	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
7975 Manasota Key Road	\$1,500,000	Bay Front
7880 Manasota Key Road	\$1,400,000	Gulf Front
7970 Manasota Key Road	\$1,399,000	Gulf Front
7175 Manasota Key Road	\$1,390,000	Bay Front
7300 Manasota Key Road	\$1,325,000	Gulf Front
8315 Manasota Key Road	\$1,259,900	Bay Front
717 N. Manasota Key Road	\$1,199,999	Gulf 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
6095 Manasota Key Road	\$799,000	-----
7485 Manasota Key Road	\$799,000	Bay Front
7905 Manasota Key Road	\$779,000	Bay Front
7211 Manasota Key Road	\$759,000	Lagoon
8465 Manasota Key Road	\$625,000	Bay Front
6126 Gnarled Oak Drive	\$547,000	-----

MANASOTA KEY SALE PENDING RESIDENTIAL PROPERTY LIST PRICE LOCATION

717 N. Manasota Key Road	\$1,199,999	Gulf Front
7485 Manasota Key Road	\$799,000	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
6050 Manasota Key Road	\$1,750,000	Gulf Front
7960 Manasota Key Road	\$1,325,000	Gulf Front
6100 Blk. Manasota Key Road	\$1,150,000	Bay Front
6067 Manasota Key Road	\$900,000	Bay Front
6100 Blk. Manasota Key Road	\$699,000	Bay Front
7635 Manasota Key Road	\$699,000	Bay Front
7385 Manasota Key Road	\$500,000	Bay Front
7000 Manasota Key Road	\$500,000	Bay Front
8505 Manasota Key Road	\$450,000	Bay Front

MANASOTA KEY LOTS SALE PENDING

PROPERTY	LIST PRICE	LOCATION
7209 Manasota Key Road	\$395,000	Bay Front

MANASOTA KEY LOTS WITH CONTRACT

PROPERTY	LIST PRICE	LOCATION
8355 Manasota Key Road	\$850,000	Bay 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
748 N Manasota Key Road	\$2,999,999	11/15/2013	\$2,775,000	Gulf to Bay
6145 Manasota Key Road	\$2,600,000	10/28/2013	\$2,220,000	Bay Front
7590 Manasota Key Road	\$2,595,000	12/02/2013	\$2,220,000	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	\$1,765,000	Gulf Front
6390 Manasota Key Road	\$1,750,000	05/14/2013	\$1,600,000	Gulf Front Lot
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
7750 Manasota Key Road	\$950,000	08/28/2013	\$850,000	Gulf Front Lot
7025 Manasota Key Road	\$850,000	08/22/2013	\$719,000	Bay Front
8200 Blk. Manasota Key Road	\$795,000	06/14/2013	\$750,000	Gulf Front Lot
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	-----
6811 Manasota Key Road	\$550,000	10/17/2013	\$500,000	Canal
6029 Manasota Key Road	\$549,000	08/30/2013	\$502,500	Bay Front
6027 Manasota Key Road	\$324,900	03/25/2013	\$317,000	-----

Happy Holidays from The HERRON GROUP!

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 for the Ninth year from Sarasota Magazine.

7975 Manasota Key Road Englewood, FL 34223. Imagine Waking Up to the Sunrise Each Morning & Also Watching the Sunset Each Night From This Key West Beauty. Gated Entrances with Circular Driveway, Lush Landscaping & a Large Fountain Greet You Home to This Three Story Piece of Paradise. Wonderful Home for Entertaining With Large Great Room With 14' Vaulted Ceiling with Crown Moldings, Compact Bar, Whole Home Sound System, and Walk Out Deck Overlooking the Bay. A Spacious Kitchen with Center Island, Granite Countertops, Double Oven and Large Pantry Completes this Cook's Kitchen. Four Bedrooms with Large Master Bedroom Suite with Separate Sleeping Area with Screened Porch with Great Views of Your Screened Pool & Spa and Your 14,000# Boat Lift and Wide Views of Lemon Bay. Large Double Marble Shower, Double Granite Vanity a 6' Tub with Water & Air Jets, Lights & Heater to Maintain Temperature and Large Separate Toilet & Bidet Room. A Lovely Guest Area on the Third Level Two Bedrooms Each with Decks, One Towards the Gulf of Mexico & One Over Lemon Bay. Speaking of the Gulf of Mexico There is a Three Foot Deeded Easement Directly across the Street to a Wide Sandy Beach. **\$1,500,000**

170 Portofino Drive N. Venice FL. 34275. You Will Love This Home. It Shows Better Than a Model With Its Neutral Colors, Crown Moldings, and Designer Touches. One of the More Popular Floor Plans in the Estate Series Homes the "Da Vinci" with Four Bedrooms and Three Full Baths, a Separate Family Room, and Separate Den/Office. Great Outdoor Entertaining Area With Large Free Form Swimming Pool & Spa complete with Solar Heat, Gas Heater (Replaced in 2012), Salt Water and Automatic Inflow & Outflow. Outdoor Kitchen With Bar Sitting Space and Oversized Grill. Attractive Lush Landscaping with Low Voltage Lighting Enhances the Exterior Day or Night. Venetian Golf & River Club Offers a Wide Range of Activities for the Residents, Including an on Site Restaurant and Lounge, Fitness Room, Tennis Courts, Olympic Sized Swimming Pool & Lap Pool, Hot Tub, and a 70 Acre Nature Park with a Boardwalk Down to the Myakka River. **\$575,000**

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. **\$1,199,999.**

1550 S. Tamiami Trail Venice, FL 34293. 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.

It is not my intention to solicit the offering of other real estate brokers.