



*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

PROPERTY	LIST PRICE	LOCATION
1160 N. Casey Key Road	\$16,900,000	Gulf to Bay
230 N. Casey Key Road	\$15,750,000	Gulf to Bay
411 N. Casey Key Road	\$11,900,000	Gulf Front
712 N. Casey Key Road	\$10,000,000	Gulf to Bay
1143 Casey Key Road	\$9,450,000	Gulf Front
2505 Casey Key Road	\$7,900,000	Gulf to Bay
2016 Casey Key Road	\$7,875,000	Gulf to Bay
602 S. Casey Key Road	\$7,500,000	Gulf Front
507 Casey Key Road	\$6,295,000	Gulf Front
3601 Casey Key Road	\$6,245,000	Gulf Front
2110 Casey Key Road	\$5,900,000	Gulf to Bay
721 Casey Key Road	\$5,495,000	Gulf Front
3801 Casey Key Road	\$5,300,000	Gulf Front
3860 Casey Key Road	\$4,995,000	Bay Front
2116 Casey Key Road	\$4,500,000	Gulf to Bay
2315 Casey Key Road	\$4,495,000	Gulf to Bay
1224 N. Casey Key Road	\$4,300,000	Gulf to Bay
2120 Casey Key Road	\$3,999,000	Gulf to Bay
927 Casey Cove Drive	\$3,390,000	Bay Front
3210 Casey Key Road	\$2,995,000	Gulf to Bay
430 Casey Key Road	\$2,950,000	Bay Front
13 N. Casey Key Road	\$2,900,000	Gulf Front
704 S. Casey Key Road	\$2,750,000	Gulf Front
410 N. Casey Key Road	\$2,500,000	Bay Front
606 S. Casey Key Road	\$2,500,000	Gulf Front
608 S. Casey Key Road	\$2,500,000	Gulf Front
3616 Casey Key Road	\$2,490,000	-----
690 Casey Key Road	\$2,350,000	Bay Front
2508 Casey Key Road	\$2,095,000	Bay Front
3727 Sandspur Lane	\$1,985,000	Bay Front
418 N Casey Key Road	\$1,950,000	Gulf Front
710 Casey Key Road	\$1,785,000	Bay Front
1624 Casey Key Road	\$1,750,000	Gulf Front
2816 Casey Key Road	\$1,650,000	Bay Front
917 Key Way Drive	\$1,599,000	Bay Front
1118 Casey Key Road	\$1,595,000	-----
3858 Casey Key Road	\$1,499,000	Canal
1628 Casey Key Road	\$1,300,000	Bay Front
505 S. Casey Key Road	\$1,250,000	Bay Front
920 Casey Cove Drive	\$870,000	Bay Front

## CASEY KEY RESIDENTIAL SALE PENDING

PROPERTY	LIST PRICE	LOCATION
805 Casey Key Road	\$2,895,000	Gulf Front
412 S. Casey Key Road	\$1,199,990	Gulf Front

## CASEY KEY LOTS ACTIVE WITH CONTRACT

PROPERTY	LIST PRICE	LOCATION
3807 Casey Key Road	\$1,499,000	Bay Front

## CASEY KEY MOTEL ACTIVE

PROPERTY	LIST PRICE	LOCATION
317 Casey Key Road	\$5,300,000	Gulf to Bay
122 Casey Key Road	\$749,000	Bay Front (4 units)

## CASEY KEY LOTS ACTIVE

PROPERTY	LIST PRICE	LOCATION
230 N Casey Key Road	\$15,750,000	Gulf to Bay
3000 Casey Key Road	\$4,600,000	Gulf to Bay
728 N. Casey Key Road	\$3,700,000	Gulf to Bay
402 N Casey Key Road	\$2,995,000	Bay Front
3200 Blk. Casey Key Road	\$2,850,000	Gulf to Bay
4020 Casey Key Road	\$1,495,000	Bay Front
4000 Blk. Casey Key Road	\$1,290,000	Bay Front
3112 Casey Key Road	\$1,000,000	Bay Front
600 Blk. S. Casey Key Road	\$750,000	Bay Front
600 Blk. Casey Key Road	\$725,000	Bay Front

## CASEY KEY RESIDENTIAL WITH CONTRACT

PROPERTY	LIST PRICE	LOCATION
540 N Casey Key Road	\$4,050,000	Gulf to Bay
321 Casey Key Road	\$1,299,000	Gulf Front
1156 Casey Key Road	\$1,100,000	Bay Front

## CASEY KEY LOTS SALE PENDING

PROPERTY	LIST PRICE	LOCATION
2555 Casey Key Road	\$3,990,000	Gulf to Bay
3002 Casey Key Road	\$950,000	Bay Front
Gulf Winds Way Lot 12	\$399,900	-----
418 Casey Key Road	\$300,000	Bay Front
420 Casey Key Road	\$300,000	Bay Front

## PROPERTY SALES 2014

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

Property	List Price	Date Sold	Sold Price	Location
1700 Casey Key Road	\$3,300,000	6/30/2014	\$3,000,000	Gulf to Bay
1900 Casey Key Road	\$3,495,000	2/18/2014	\$2,940,000	Gulf to Bay
4019 Casey Key Road	\$2,950,000	1/29/2014	\$2,500,000	Lot Gulf Front
740 N Casey Key Road	\$2,749,000	4/25/2014	\$2,275,000	Gulf to Bay
510 N Casey Key Road	\$2,250,000	6/30/2014	\$2,100,000	Bay Front
621 Casey Key Road	\$2,295,000	6/2/2014	\$2,050,000	Gulf Front
508 S. Casey Key Road	\$2,300,000	5/16/2014	\$2,043,000	Gulf Front
1166 Casey Key Road	\$1,790,000	6/30/2014	\$1,520,000	-----
88 N. Casey Key Road	\$1,695,000	3/13/2014	\$1,475,000	Bay Front
3920 Casey Key Road	\$1,450,000	4/15/2014	\$1,400,000	Bay Front
325 Casey Key Road	\$1,199,999	7/18/2014	\$1,199,999	Gulf Front
507 S Casey Key Road	\$997,000	7/21/2014	\$967,500	Bay Front
113 Casey Key Road	\$350,000	1/28/2014	\$317,500	#7 Condo

Enjoy Our Sarasota, Florida  
Youtube Videos!

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

**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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## 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	\$4,900,000	Gulf to Bay
749 N. Manasota Key Road	\$3,999,000	Gulf to Bay
6840 Manasota Key Road	\$3,998,000	Gulf to Bay
8240 Manasota Key Road	\$3,990,000	Gulf Front
6150 Manasota Key Road	\$3,950,000	Gulf Front
7815 Manasota Key Road	\$3,499,000	Bay Front
6133 Manasota Key Road	\$3,495,000	Bay Front
7840 Manasota Key Road	\$3,400,000	Gulf Front
8130 Manasota Key Road	\$3,290,000	Gulf to Bay
779 N. Manasota Key Road	\$2,950,000	Gulf to Bay
777 N. Manasota Key Road	\$2,950,000	Gulf to Bay
6090 Manasota Key Road	\$2,650,000	Gulf Front
806 N. Manasota Key Road	\$2,595,000	Gulf to Bay
772 N. Manasota Key Road	\$2,500,000	Gulf Front
6360 Manasota Key Road	\$2,499,900	Gulf to Bay
774 N. Manasota Key Road	\$2,200,000	Gulf to Bay
8440 Manasota Key Road	\$2,190,000	Gulf Front
7900 Manasota Key Road	\$1,999,000	Gulf Front
7440 Manasota Key Road	\$1,990,000	Gulf Front
7785 Manasota Key Road	\$1,950,000	Bay Front
7770 Manasota Key Road	\$1,875,000	Gulf Front
7000 Manasota Key Road	\$1,850,000	Gulf to Bay
7760 Manasota Key Road	\$1,850,000	Gulf Front
7820 Manasota Key Road	\$1,800,000	Gulf Front
6880 Manasota Key Road	\$1,750,000	Gulf Front
7185 Manasota Key Road	\$1,725,000	Bay Front
7395 Manasota Key Road	\$1,690,000	Bay Front
6069 Manasota Key Road	\$1,685,000	Bay Front
8101 Manasota Key Road	\$1,650,000	Bay Front
7975 Manasota Key Road	\$1,500,000	Bay Front
6040 Manasota Key Road	\$1,475,000	Gulf Front
6625 Manasota Key Road	\$1,395,000	Bay Front
7175 Manasota Key Road	\$1,390,000	Bay Front
7000 Manasota Key Road	\$1,350,000	Gulf Front
7475 Manasota Key Road	\$1,300,000	Bay Front
8315 Manasota Key Road	\$1,195,000	Bay Front
7445 Manasota Key Road	\$1,190,000	Bay Front
7535 Manasota Key Road	\$1,100,000	Bay Front

PROPERTY	LIST PRICE	LOCATION
7225 Manasota Key Road	\$1,065,000	Bay Front
7515 Manasota Key Road	\$998,000	Bay Front
8275 Manasota Key Road	\$980,000	Bay Front
6375 Manasota Key Road	\$850,000	Bay Front
7905 Manasota Key Road	\$779,000	Bay Front
7211 Manasota Key Road	\$759,000	Lagoon
6095 Manasota Key Road	\$699,000	-----
8465 Manasota Key Road	\$625,000	Bay Front
6126 Gnarled Oak Drive	\$547,000	-----
6131 Manasota Key Road	\$440,000	-----

### MANASOTA KEY SALE PENDING RESIDENTIAL PROPERTY

PROPERTY	LIST PRICE	LOCATION
7870 Manasota Key Road	\$1,899,000	Gulf to Bay

### MANASOTA KEY ACTIVE LOTS

PROPERTY	LIST PRICE	LOCATION
7450 Manasota Key Road	\$2,300,000	Gulf Front
6320 Manasota Key Road	\$2,000,000	Gulf Front
8350 Manasota Key Road	\$1,750,000	Gulf Front
6050 Manasota Key Road	\$1,750,000	Gulf Front
7395 Manasota Key Road	\$1,690,000	Bay Front
700 Blk. N. Manasota Key	\$1,350,000	Bay Front
6200 Blk. Manasota Key Road	\$1,150,000	Bay Front
6075 Manasota Key Road	\$950,000	Bay Front
6067 Manasota Key Road	\$900,000	Bay Front
8355 Manasota Key Road	\$850,000	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 PROPERTY SALES 2014

PROPERTY	LIST PRICE	DATE SOLD	SOLD PRICE	LOCATION
6510 Manasota Key Road	\$2,999,999	5/29/2014	\$2,800,000	Gulf to Bay
7354 Manasota Key Road	\$2,100,000	6/25/2014	\$1,650,000	Gulf Front
723 N. Manasota Key Road	\$1,895,000	5/30/2014	\$1,540,000	Bay Front
7880 Manasota Key Road	\$1,400,000	5/7/2014	\$1,250,000	Gulf Front
729 N. Manasota Key Road	\$1,695,000	5/9/2014	\$1,200,000	Bay Front
6255 Manasota Key Road	\$1,150,000	5/14/2014	\$1,000,000	Lot Bay Front
717 N. Manasota Key Road	\$1,199,999	3/28/2014	\$1,040,000	Gulf Front
7960 Manasota Key Road	\$1,325,000	03/06/2014	\$1,000,000	Lot Gulf Front
7295 Manasota Key Road	\$1,274,900	07/22/2014	\$1,000,000	Bay Front
6300 Blk. Manasota Key Road	\$399,900	04/21/2014	\$320,000	Lot Bay Front
7209 Manasota Key Road	\$395,000	02/20/2014	\$280,000	Lot Bay Front

## Selling Casey Key & Manasota Key for Over 24 Years

**Nick Herron has been selected as FIVE STAR Best in Client Satisfaction Real Estate Agent for the Eighth year in a row from Sarasota Magazine.**

**2110 Casey Key Road Nokomis, FL 34275.** First time on the market this Gulf to Bay Property with Cabana on the Beach and Dock on the Bay(Sail Boat Water), Main House, Pool & Guest House. The Charming One Bedroom One Bath Guest house Over Looking the Dock & Wide Part of the Bay Plus Four Bedrooms & Four & 1/2 Baths Main House, With Office/Den, Family Room, Kitchen and Breakfast Nook With Gulf or Bay Views From Almost Every Room. Beautiful Big Old Ficus Trees and Mature Landscaping With Gated Entry Walkway All Add to this Unique Setting. **\$5,900,000**

**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 Counter tops, 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**

**13 N. Casey Key Road Osprey, FL 34229.** Walled North Casey Key Estate Property. Not One But Two Indoor Swimming Pools, One Large pool Gulf Side of House(67X30) The Other Lap Spa is Road Side of House (7' X 40"). Both have their own Pumps & Heaters. Plus Wonderful Deep Sandy Beach. Old Florida Charm With All kinds of Possibilities. North End Casey Key Gulf Front Property Close to Blackburn Point Bridge For Easy On & Off the Key. Wonderful Walk Out Sandy Deep Beach, No Rocks or vegetation Just Sand. Use As/Is or Build Your New Estate. four car Garage with Large Loft or use for RV/ camper or Boat Storage. It has high Door. Plenty of Extra Parking Space. Five Foot Bay Easement. Property being Sold AS/IS: **\$2,900,000**

**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. SOLD**

**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. **\$2,900,000**

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.