



*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
316 N Casey Key Road	\$9,900,000	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	\$6,595,000	Gulf Front
721 Casey Key Road	\$5,900,000	Gulf Front
3860 Casey Key Road	\$5,595,000	Bay Front
2315 Casey Key Road	\$4,595,000	Gulf to Bay
2116 Casey Key Road	\$4,500,000	Gulf to Bay
3801 Casey Key Road	\$4,495,000	Gulf Front
1224 N Casey Key Road	\$4,300,000	Gulf to Bay
540 N Casey Key Road	\$4,050,000	Gulf to Bay
2120 Casey Key Road	\$3,999,000	Gulf to Bay
927 CASEY COVE DR	\$3,390,000	Bay Front
13 N Casey Key Road	\$2,900,000	Gulf Front
3509 Casey Key Road	\$2,785,000	Gulf to Bay
606 S Casey Key Road	\$2,500,000	Gulf Front
608 S Casey Key Road	\$2,500,000	Gulf Front
410 N Casey Key Road	\$2,500,000	Bay Front
3002 Casey Key Road	\$2,495,000	Bay Front
3616 Casey Key Road	\$2,490,000	-----
2508 Casey Key Road	\$2,299,000	Bay Front
418 N Casey Key Road	\$1,995,000	Gulf Front
3727 SANDSPUR LN	\$1,985,000	Bay Front
917 KEY WAY Drive	\$1,795,000	Bay 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
1118 Casey Key Road	\$1,595,000	-----
3858 Casey Key Road	\$1,499,000	Canal
1628 Casey Key Road	\$1,300,000	Bay Front
321 Casey Key Road	\$1,299,000	Gulf Front
505 S Casey Key Road	\$1,250,000	Bay Front
325 Casey Key Road	\$1,199,999	Gulf Front
624 S Casey Key Road	\$1,169,000	-----
1156 Casey Key Road	\$1,100,000	Bay Front
507 S Casey Key Road	\$997,000	Bay Front
920 Casey Cove Drive	\$925,000	Bay Front
905 Casey Cove Drive	\$795,000	Canal

### CASEY KEY RESIDENTIAL SALE PENDING

PROPERTY	LIST PRICE	LOCATION
1700 Casey Key Road	\$3,300,000	Gulf to Bay
740 N Casey Key Road	\$2,749,000	Gulf to Bay
508 S Casey Key Road	\$2,300,000	Gulf Front
621 Casey Key Road	\$2,295,000	Gulf Front
510 N Casey Key Road	\$2,250,000	Bay Front
412 S Casey Key Road	\$1,199,990	Gulf Front

### CASEY KEY MOTEL ACTIVE

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

### 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
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
3200 Blk Casey Key Road	\$2,850,000	Gulf to Bay
3807 Casey Key Road	\$1,499,000	Bay Front
4020 Casey Key Road	\$1,495,000	Bay Front
4000 Blk Casey Key Road	\$1,290,000	Bay Front
3002 Casey Key Rd	\$1,195,000	Bay Front
3112 Casey Key Road	\$1,000,000	Bay Front
600 Blk S. Casey Key Road	\$750,000	Bay Front
600 Blk S. Casey Key Road	\$725,000	Bay Front
Gulf Winds Way Lot 12	\$419,900	-----

### CASEY KEY RESIDENTIAL WITH CONTRACT PROPERTY

PROPERTY	LIST PRICE	LOCATION
1166 Casey Key Road	\$1,790,000	-----

### CASEY KEY LOTS SALE PENDING

PROPERTY	LIST PRICE	LOCATION
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
1900 Casey Key Road	\$3,495,000	02/18/2014	\$2,940,000	Gulf to Bay
4019 Casey Key Road	\$2,950,000	01/29/2014	\$2,500,000	Lot Gulf Front
88 N Casey Key Road	\$1,695,000	03/13/2014	\$1,475,000	Bay Front
3920 Casey Key Road	\$1,450,000	04/15/2014	\$1,400,000	Bay Front
113 Casey Key Road	\$350,000	01/28/2014	\$317,500	# 7 Condo

### CASEY KEY ACTIVE CONDO

PROPERTY	LIST PRICE	LOCATION
427 Casey Key Road	\$439,900	# 12

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

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

<http://twitter.com/kcey>



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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	6435 Manasota Key Road	\$949,900	Bay Front	6112 Gnarled Oak Drive	\$899,900	-----	6375 Manasota Key Road	\$850,000	Bay Front												
749 N Manasota Key Road	\$4,500,000	Gulf to Bay	6095 Manasota Key Road	\$799,000	-----	7905 Manasota Key Road	\$779,000	Bay Front	7211 Manasota Key Road	\$759,000	Lagoon												
6150 Manasota Key Road	\$4,250,000	Gulf Front	8465 Manasota Key Road	\$625,000	Bay Front	6126 Gnarled Oak Drive	\$547,000	-----	6131 Manasota Key Road	\$460,000	-----												
6840 Manasota Key Road	\$3,998,000	Gulf to Bay	<b>MANASOTA KEY SALE PENDING RESIDENTIAL</b>																				
8240 Manasota Key Road	\$3,990,000	Gulf Front	<b>PROPERTY</b>			<b>LIST PRICE</b>			<b>LOCATION</b>														
7815 Manasota Key Road	\$3,499,000	Bay Front	723 N. Manasota Key Road	\$1,895,000	Bay Front	7880 Manasota Key Road	\$1,400,000	Gulf Front															
6133 Manasota Key Road	\$3,495,000	Bay Front	<b>MANASOTA KEY ACTIVE LOTS</b>																				
7840 Manasota Key Road	\$3,400,000	Gulf Front	<b>PROPERTY</b>			<b>LIST PRICE</b>			<b>LOCATION</b>														
6510 Manasota Key Road	\$2,999,999	Gulf to Bay	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												
6090 Manasota Key Road	\$2,999,000	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 Road	\$1,350,000	Bay Front												
777 N Manasota Key Road	\$2,950,000	Gulf to Bay	7395 Manasota Key Road	\$1,690,000	Bay Front	700 Blk. N. Manasota Key Road	\$1,350,000	Bay Front	6255 Manasota Key Road	\$1,150,000	Bay Front												
779 N Manasota Key Road	\$2,950,000	Gulf to Bay	700 Blk. N. Manasota Key Road	\$1,350,000	Bay Front	6075 Manasota Key Road	\$950,000	Bay Front	6067 Manasota Key Road	\$900,000	Bay Front												
6360 Manasota Key Road	\$2,850,000	Gulf to Bay	6255 Manasota Key Road	\$1,150,000	Bay Front	6067 Manasota Key Road	\$900,000	Bay Front	8355 Manasota Key Road	\$850,000	Bay Front												
806 N Manasota Key Road	\$2,595,000	Gulf to Bay	6075 Manasota Key Road	\$950,000	Bay Front	8355 Manasota Key Road	\$850,000	Bay Front	7635 Manasota Key Road	\$699,000	Bay Front												
772 N Manasota Key Road	\$2,500,000	Gulf Front	6067 Manasota Key Road	\$900,000	Bay Front	7635 Manasota Key Road	\$699,000	Bay Front	7385 Manasota Key Road	\$500,000	Bay Front												
8500 Manasota Key Road	\$2,250,000	Gulf Front	8355 Manasota Key Road	\$850,000	Bay Front	7385 Manasota Key Road	\$500,000	Bay Front	7000 Manasota Key Road	\$500,000	Bay Front												
774 N Manasota Key Road	\$2,200,000	Gulf to Bay	7635 Manasota Key Road	\$699,000	Bay Front	7000 Manasota Key Road	\$500,000	Bay Front	8505 Manasota Key Road	\$450,000	Bay Front												
8440 Manasota Key Road	\$2,190,000	Gulf Front	7385 Manasota Key Road	\$500,000	Bay Front	<b>MANASOTA KEY LOTS SALE PENDING</b>																	
7354 Manasota Key Road	\$2,100,000	Gulf Front	7000 Manasota Key Road	\$500,000	Bay Front	<b>PROPERTY</b>			<b>LIST PRICE</b>			<b>LOCATION</b>											
7870 Manasota Key Road	\$1,999,000	Gulf Front	8505 Manasota Key Road	\$450,000	Bay Front	6255 Manasota Key Road	\$1,150,000	Bay Front															
7900 Manasota Key Road	\$1,999,000	Gulf Front	<b>MANASOTA KEY SOLD</b>																				
7820 Manasota Key Road	\$1,975,000	Gulf Front	<b>PROPERTY</b>			<b>LIST PRICE</b>			<b>DATE SOLD</b>			<b>SOLD PRICE</b>			<b>LOCATION</b>								
7785 Manasota Key Road	\$1,950,000	Bay Front	717 N Manasota Key Rd	\$1,199,999	03/28/2014	\$1,040,000	Gulf Front	7960 Manasota Key Rd	\$1,325,000	03/06/2014	\$1,000,000	Lot Gulf Front	6300 Blk Manasota Key Rd	\$399,900	04/21/2014	\$320,000	Lot Bay Front	7209 Manasota Key Rd	\$395,000	02/20/2014	\$280,000	Lot Bay Front	
7890 Manasota Key Road	\$1,950,000	Gulf Front	7960 Manasota Key Rd	\$1,325,000	03/06/2014	\$1,000,000	Lot Gulf Front	6300 Blk Manasota Key Rd	\$399,900	04/21/2014	\$320,000	Lot Bay Front	7209 Manasota Key Rd	\$395,000	02/20/2014	\$280,000	Lot Bay Front						
7000 Manasota Key Road	\$1,850,000	Gulf to Bay	6300 Blk Manasota Key Rd	\$399,900	04/21/2014	\$320,000	Lot Bay Front	7209 Manasota Key Rd	\$395,000	02/20/2014	\$280,000	Lot Bay Front											
7760 Manasota Key Road	\$1,850,000	Gulf Front																					
7185 Manasota Key Road	\$1,800,000	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																					
7445 Manasota Key Road	\$1,549,000	Bay Front																					
7975 Manasota Key Road	\$1,450,000	Bay Front																					
7970 Manasota Key Road	\$1,399,000	Gulf Front																					
6625 Manasota Key Road	\$1,395,000	Bay Front																					
7295 Manasota Key Road	\$1,390,000	Bay Front																					
7175 Manasota Key Road	\$1,390,000	Bay Front																					
7000 Manasota Key Road	\$1,350,000	Gulf Front																					
7300 Manasota Key Road	\$1,325,000	Gulf Front																					
7475 Manasota Key Road	\$1,300,000	Bay Front																					
7225 Manasota Key Road	\$1,199,000	Bay Front																					
8315 Manasota Key Road	\$1,195,000	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.**

**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. **\$1,450,000**

**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.**

**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.