



*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
411 N. Casey Key Road	19,000,000	Gulf to Bay
1232 N Casey Key Road	9,995,000	Gulf to Bay
712 N Casey Key Road	9,000,000	Gulf to Bay
703 Casey Key Road	6,200,000	Gulf Front
3000 Casey Key Road	5,995,000	Gulf to Bay
2718 Casey Key Road	5,295,000	Bay Front
1416 Casey Key Road	5,200,000	Gulf to Bay
2315 Casey Key Road	4,999,000	Gulf to Bay
540 N Casey Key Road	4,850,000	Gulf to Bay
1224 N Casey Key Road	4,599,000	Gulf to Bay
1900 Casey Key Road	4,499,000	Gulf to Bay
1102 N Casey Key Road	4,200,000	Gulf to Bay
927 Casey Cove Drive	3,650,000	Bay Front
955 Casey Key Road	3,500,000	Gulf Front
1716 Casey Key Road	3,495,000	Gulf to Bay
1504 Casey Key Road	3,395,000	Gulf to Bay
2910 Casey Key Road	3,350,000	Bay Front
3616 Casey Key Road	2,900,000	-----
3619 Casey Key Road	2,900,000	Gulf Front
13 N Casey Key Road	2,890,000	Gulf Front
1516 Casey Key Road	2,249,000	Gulf to Bay
4027 Casey Key Road	1,975,000	Gulf Front
917 Key Way Drive	1,950,000	Bay Front
1608 Casey Key Road	1,950,000	Gulf to Bay
2007 Casey Key Road	1,890,000	Gulf Front
3909 Casey Key Road	1,850,000	Gulf Front
3858 Casey Key Road	1,699,000	Canal
3752 Casey Key Road	1,650,000	Canal
505 S Casey Key Road	1,500,000	Bay Front
4004 Casey Key Road	1,490,000	Bay Front
507 S Casey Key Road	1,275,000	Bay Front
624 S Casey Key Road	1,246,000	-----
3716 Sandspur Lane	1,195,000	-----
1156 Casey Key Road	875,000	Bay Front
3820 Cutlass Bayou	799,000	Bay Front
3604 Casey Key Road	785,000	-----
3750 Casey Key Road	735,000	-----
122 Casey Key Road	699,000	Bay Front
3708 Sandspur Lane	685,000	-----

SALE PENDING CASEY KEY

PROPERTY	LIST PRICE	LOCATION
1304 Casey Key Road	5,295,000	Gulf to Bay
502 S. Casey Key Road	2,299,000	Gulf Front
3101 Casey Key Road	1,985,000	Gulf Front
504 Casey Key Road	1,595,000	Bay Front

CASEY KEY MOTELS

PROPERTY	LIST PRICE	LOCATION
317 Casey Key Road	\$5,300,000	Gulf to Bay
117 Casey Key Road	\$3,900,000	Gulf to Bay

CASEY KEY LOTS ACTIVE

PROPERTY	LIST PRICE	LOCATION
728 N Casey Key Road	4,950,000	Gulf to Bay
2500 Blk Casey Key Road	4,490,000	Gulf to Bay
4019 Casey Key Road	3,630,000	Gulf Front
3000 Casey Key Road	3,500,000	Gulf to Bay
2914 Casey Key Road	2,895,000	Gulf to Bay
222 N Casey Key Road	2,200,000	Bay Front
3807 Casey Key Road	1,499,000	Gulf Front
4020 Casey Key Road	1,495,000	Bay Front
4000 Blk Casey Key Road	1,195,000	Bay Front
2510 Casey Key Road	949,000	Bay Front
717 S Casey Key Road	590,000	Bay Front
811 Blackburn Point Road	430,000	Bay Front

CASEY KEY CONDOS ACTIVE

PROPERTY	LIST PRICE	LOCATION
105 Casey Key Road # 45	179,000	
105 Casey Key Road # 33	169,900	
105 Casey Key Road # 41	99,000	

PROPERTY SALES 2012

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

Property	List Price	Date Sold	Sold Price	Location
3105 Casey Key Road	2,795,000	02/16/2012	2,500,000	Gulf Front
3256 Casey Key Road	2,700,000	01/05/2012	2,200,000	Gulf to Bay
221 Casey Key Road Motel	1,895,000	01/17/2012	1,100,000	Gulf to Bay
705 S Casey Key Road	750,000	02/14/2012	700,000	Bay Front
105 Casey Key Road Condo	235,000	02/28/2012	180,000	-----

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Youtube Videos:**

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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

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www.CaseyKey-real-estate.com

www.nickherron.com

www.sarasota-waterFront-property.com

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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 LIST PRICE LOCATION

PROPERTY	LIST PRICE	LOCATION
749 N Manasota Key Road	5,750,000	Gulf to Bay
6840 Manasota Key Road	4,995,000	Gulf to Bay
7840 Manasota Key Road	3,400,000	Gulf Front
6090 Manasota Key Road	3,229,000	Gulf Front
748 N Manasota Key Road	2,999,999	Gulf to Bay
740 N Manasota Key Road	2,995,000	Gulf to Bay
7590 Manasota Key Road	2,995,000	Gulf to Bay
8150 Manasota Key Road	2,750,000	Gulf to Bay
7870 Manasota Key Road	2,699,000	Gulf to Bay
7979 Manasota Key Road	2,600,000	Bay Front
6145 Manasota Key Road	2,600,000	Bay Front
7860 Manasota Key Road	2,550,000	Gulf to Bay
772 N Manasota Key Road	2,500,000	Gulf Front
8045 Manasota Key Road	2,400,000	Bay Front
7930 Manasota Key Road	2,395,000	Gulf Front
8500 Manasota Key Road	2,250,000	Gulf Front
774 N Manasota Key Road	2,200,000	Gulf to Bay
7900 Manasota Key Road	2,200,000	Gulf Front
8440 Manasota Key Road	2,190,000	Gulf Front
7000 Manasota Key Road	2,150,000	Gulf Front
720 N Manasota Key Road	2,100,000	Gulf Front
7820 Manasota Key Road	1,999,000	Gulf Front
7890 Manasota Key Road	1,950,000	Gulf Front
722 N Manasota Key Road	1,950,000	Gulf Front
859 N Manasota Key Road	1,950,000	Gulf to Bay
6940 Manasota Key Road	1,800,000	Gulf Front
7035 Manasota Key Road	1,695,000	Bay Front
7000 Manasota Key Road	1,650,000	Gulf Front
717 N Manasota Key Road	1,499,999	Gulf Front
8035 Manasota Key Road	1,485,000	Bay Front
6625 Manasota Key Road	1,399,000	Bay Front
7970 Manasota Key Road	1,399,000	Gulf Front
8315 Manasota Key Road	1,395,000	Bay Front
7960 Manasota Key Road	1,250,000	Gulf Front

PROPERTY	LIST PRICE	LOCATION
7540 Manasota Key Road	1,200,000	Gulf Front
6885 Manasota Key Road	1,150,000	Bay Front
7025 Manasota Key Road	1,100,000	Bay Front
6119 Gnarled Oak Lane	975,000	Bay Front
6065 Manasota Key Road	899,000	Bay Front
6375 Manasota Key Road	850,000	Bay Front
8465 Manasota Key Road	799,000	Bay Front
6795 Manasota Key Road	758,500	Canal
7165 Manasota Key Road	723,000	Bay Front
6265 Manasota Key Road	695,000	-----
6126 Gnarled Oak Drive	537,000	-----
8075 Manasota Key Road	499,000	Bay Front
6120 Gnarled Oak Drive	425,000	-----
6027 Manasota Key Road	344,900	-----

MANASOTA KEY ACTIVE LOTS

PROPERTY	LIST PRICE	LOCATION
6200 Blk Manasota Key Road	6,725,000	Gulf to Bay
6200 Blk Manasota Key Road	4,375,000	Gulf to Bay
6200 Blk Manasota Key Road	3,025,000	Gulf to Bay
6390 Manasota Key Road	1,750,000	Gulf Front
7640 Manasota Key Road	1,500,000	Gulf Front
7209 Manasota Key Road	695,000	Bay Front
8400 Blk Manasota Key Road	650,000	Bay Front
7385 Manasota Key Road	500,000	Bay Front
7000 Manasota Key Road	500,000	Bay Front
8505 Manasota Key Road	399,000	Bay Front

SALE PENDING MANASOTA KEY LOTS

PROPERTY	LIST PRICE	LOCATION
8375 Manasota Key Road	899,000	Bay Front

SALE PENDING MANASOTA KEY RESIDENTIAL

PROPERTY	LIST PRICE	LOCATION
6780 Manasota Key Road	1,175,000	Gulf Front
6039 Manasota Key Road	749,000	Bay Front

703 CASEY KEY ROAD is the only thing that the current owners have not changed and/or upgraded in 2009. For the person who wants all the finer quality amenities in a comfortable Key West Bahamas Lifestyle. The kitchen features a professional Wolf range & double oven, professional over sized Sub Zero refrigerator, built in Miele coffee station, built in Subzero Wine Coolers, 2 Miele dish washer Sub Zero built in refrigerator drawers in custom cabinetry & countertops. This house has it all. **\$6,200,000**

8150 MANASOTA KEY. A Wonderful Gulf to Bay Property that is the perfect family compound all newly turnkey furnished and ready for it's new owners. The main house and one of the guest houses are both Gulf Front with panoramic views of the Gulf of Mexico. The Beach guest house built in 1950 is really very charming and there is a lovely court yard in between the two. The main house built in 1993 has a large Gulf Front family room and a vaulted wood ceiling in living and dining room and marble floors. The Main house has a very large private sundeck over the Gulf Front family room and the heated tropical landscaped pool and spa are centrally located for easy access from all areas. There is a 20 x 28 Bonus room off the pool with an extra room plus large pool bath. The other guest studio which was built in 2004 is toward the Front of the property. It is built above its own garage. Plus there is an oversized four car garage with work area and a loft. There is a beach walkover and a ramp to get your jet skis down to the beach. The Bay side has a nice boat dock with boat lift and two davits and great views across the intracoastal waterway. **\$2,750,000.**

13 N. CASEY KEY ROAD. 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 and 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 and off they 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 **\$2,890,000.**

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. **\$4,200,000.**

811 N. THE ESPLANADE UNIT 204 ISLAND OF VENICE with Fantastic Gulf Views. This unit has 11 Ft. Ceilings, Three Bedrooms, Three Baths, Laundry Room, Private Elevator & Service Elevator. Two Large Terraces and did we Say **BEACH \$995,000.**

2318 Sonoma Drive Mission Valley Estates, with Fantastic views of the 7th hole at Mission Valley Country Club Golf Course. This spacious Four Bedroom, Two & 1/2 Baths Custom Built Home with Many Upgrades **\$449,900.**

329 S. NOKOMIS AVE. MEDICAL OR PROFESSIONAL OFFICE ON VENICE ISLAND. This is a double Unit FG, 1740 sq/ft. Two large offices with their own bath rooms, five examining rooms, reception area, business office, kitchenette area, medical record area and plenty of parking for clients or patients. Why lease when you can own your own office at a great price and location. This includes Unit F(0408-14-1006) and Unit G (0408-14-1007) **\$249,000.**

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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