



*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 |
|-----------------------|--------------|-------------|
| 230 N Casey Key Road | \$15,750,000 | Gulf To Bay |
| 1160 N Casey Key Road | \$14,985,000 | Gulf To Bay |
| 411 N Casey Key Road | \$9,950,000 | Gulf Front |
| 316 N Casey Key Road | \$9,900,000 | Gulf To Bay |
| 1143 Casey Key Road | \$8,495,000 | Gulf Front |
| 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 |
| 3860 Casey Key Road | \$5,495,000 | Bay Front |
| 721 Casey Key Road | \$5,395,000 | Gulf Front |
| 3801 Casey Key Road | \$5,300,000 | Gulf Front |
| 2501 Casey Key Road | \$4,950,000 | Gulf To Bay |
| 532 N Casey Key Road | \$4,900,000 | Gulf To Bay |
| 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 |
| 410 N Casey Key Road | \$4,290,000 | Bay Front |
| 2120 Casey Key Road | \$3,999,000 | Gulf To Bay |
| 1716 Casey Key Road | \$3,490,000 | Gulf To Bay |
| 927 Casey Cove Drive | \$3,390,000 | Bay Front |
| 3210 Casey Key Road | \$2,995,000 | Gulf to Bay |
| 13 N Casey Key Road | \$2,750,000 | Gulf Front |
| 704 S Casey Key Road | \$2,750,000 | Gulf Front |
| 3616 Casey Key Road | \$2,490,000 | ----- |
| 606 S Casey Key Road | \$2,350,000 | Gulf Front |
| 690 Casey Key Road | \$2,350,000 | Bay Front |
| 608 S Casey Key Road | \$2,000,000 | Gulf Front |
| 2508 Casey Key Road | \$1,999,000 | Bay Front |
| 3727 Sandspur Lane | \$1,985,000 | Bay Front |
| 1624 Casey Key Road | \$1,750,000 | Gulf Front |
| 1118 Casey Key | \$1,695,000 | ----- |
| 2816 Casey Key Road | \$1,650,000 | Bay Front |
| 917 Key Way | \$1,599,000 | Bay Front |
| 2502 Casey Key Road | \$1,350,000 | Bay Front |
| 1628 Casey Key Road | \$1,300,000 | Bay Front |
| 505 S Casey Key Road | \$1,140,000 | Bay Front |
| 624 S Casey Key Road | \$1,138,000 | Bay Front |
| 920 Casey Cove Drive | \$860,000 | Bay Front |

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 |
| 3200 Blk. Casey Key Road | \$2,850,000 | Gulf to Bay |
| 2500 Blk. Casey Key | \$1,500,000 | Bay Front |
| 4020 Casey Key Road | \$1,495,000 | Bay Front |
| 4000 Blk. Casey Key Road | \$1,290,000 | Bay Front |
| 3112 Casey Key Road | \$1,100,000 | Bay Front |
| 1160 Casey Key Road | \$790,000 | ----- |
| 600 Blk. S. Casey Key Road | \$725,000 | Bay Front |
| 600 Blk. S. Casey Key Road | \$695,000 | Bay Front |

CASEY KEY ACTIVE CONDO

| PROPERTY | LIST PRICE | LOCATION |
|--------------------|------------|----------|
| 427 Casey Key Road | \$399,000 | # 12 |

PROPERTY SALES 2014

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

| Property | List Price | Date Sold | Sold Price | Location |
|-----------------------|--------------|------------|-------------|-----------------|
| 712 N. Casey Key Road | \$10,000,000 | 09/25/2014 | \$8,000,000 | Gulf To Bay |
| 2505 Casey Key Road | \$7,400,000 | 10/23/2014 | \$6,500,000 | Gulf To Bay |
| 2016 Casey Key Road | \$6,900,000 | 08/29/2014 | \$6,200,000 | Gulf to Bay |
| 540 N Casey Key Road | \$4,050,000 | 08/29/2014 | \$3,650,000 | Gulf to Bay |
| 2555 Casey Key Road | \$3,990,000 | 08/25/2014 | \$3,550,000 | Gulf to Bay Lot |
| 805 Casey Key Road | \$2,895,000 | 09/17/2014 | \$3,025,000 | Gulf Front |
| 1700 Casey Key Road | \$3,300,000 | 06/30/2014 | \$3,000,000 | Gulf to Bay |
| 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 | Gulf Front Lot |
| 430 Casey Key Road | \$2,950,000 | 08/27/2014 | \$2,425,000 | Bay Front |
| 740 N. Casey Key Road | \$2,749,000 | 04/25/2014 | \$2,275,000 | Gulf to Bay |
| 510 N. Casey Key Road | \$2,250,000 | 06/30/2014 | \$2,100,000 | Bay Front |
| 621 Casey Key Road | \$2,295,000 | 06/02/2014 | \$2,050,000 | Gulf Front |
| 508 S. Casey Key Road | \$2,300,000 | 05/16/2014 | \$2,043,000 | Gulf Front |
| 418 N. Casey Key Road | \$1,950,000 | 09/10/2014 | \$1,705,000 | Gulf Front |
| 1166 Casey Key Road | \$1,790,000 | 06/30/2014 | \$1,520,000 | ----- |
| 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 |
| 3807 Casey Key Road | \$1,499,000 | 07/31/2014 | \$1,395,000 | Gulf Front Lot |
| 325 Casey Key Road | \$1,199,999 | 07/18/2014 | \$1,199,999 | Gulf Front |
| 321 Casey Key Road | \$1,299,000 | 09/12/2014 | \$1,175,000 | Gulf Front |
| 1156 Casey Key Road | \$1,100,000 | 09/16/2014 | \$1,020,000 | Bay Front |
| 507 S Casey Key Road | \$997,000 | 07/21/2014 | \$967,500 | Bay Front |
| 3002 Casey Key Road | \$950,000 | 07/24/2014 | \$950,000 | Bay Front Lot |
| 412 S Casey Key Road | \$1,199,990 | 09/24/2014 | \$750,000 | Gulf Front |
| Gulf Winds Way | \$399,900 | 08/22/2014 | \$375,000 | Lot 12 |
| 113 Casey Key Road | \$350,000 | 01/28/2014 | \$317,500 | # 7 Condo |

CASEY KEY RESIDENTIAL SALE PENDING

| PROPERTY | LIST PRICE | LOCATION |
|--------------------|-------------|-----------|
| 710 Casey Key Road | \$1,785,000 | Bay Front |
| 418 Casey Key Road | \$749,900 | 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 |

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Youtube Videos!**

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

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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/>

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RE/MAX Alliance Group

2000 Webber Street, Sarasota, Florida 34239

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 | \$4,900,000 | Gulf to Bay | 8275 Manasota Key Road | \$980,000 | Bay Front | | |
| 749 N Manasota Key Road | \$3,999,000 | Gulf to Bay | 6375 Manasota Key Road | \$795,000 | Bay Front | | |
| 6840 Manasota Key Road | \$3,998,000 | Gulf to Bay | 7905 Manasota Key Road | \$779,000 | Bay Front | | |
| 6150 Manasota Key Road | \$3,600,000 | Gulf Front | 7565 Manasota Key Road | \$745,600 | Bay Front | | |
| 8240 Manasota Key Road | \$3,490,000 | Gulf Front | 6095 Manasota Key Road | \$599,000 | ----- | | |
| 7840 Manasota Key Road | \$3,400,000 | Gulf Front | 7211 Manasota Key Road | \$599,000 | Lagoon | | |
| 7815 Manasota Key Road | \$3,349,000 | Bay Front | 6126 Gnarled Oak Drive Oak Drive | \$537,000 | ----- | | |
| 8130 Manasota Key Road | \$3,290,000 | Gulf to Bay | 6131 Manasota Key Road | \$440,000 | ----- | | |
| 742 N. Manasota Key Road | \$3,100,000 | Gulf to Bay | MANASOTA KEY RESIDENTIAL WITH CONTRACT | | | | |
| 777 N. Manasota Key Road | \$2,950,000 | Gulf to Bay | 7970 Manasota Key Road | \$1,350,000 | Gulf Front | | |
| 7979 Manasota Key Road | \$2,950,000 | Bay Front | MANASOTA KEY ACTIVE LOTS | | | | |
| 6560 Manasota Key Road | \$2,700,000 | Gulf to Bay | PROPERTY | LIST PRICE | LOCATION | | |
| 772 N. Manasota Key Road | \$2,500,000 | Gulf Front | 6320 Manasota Key Road | \$2,000,000 | Gulf Front | | |
| 7810 Manasota Key Road | \$2,450,000 | Gulf Front | 7450 Manasota Key Road | \$1,899,000 | Gulf Front | | |
| 6360 Manasota Key Road | \$2,399,900 | Gulf Front | 8350 Manasota Key Road | \$1,750,000 | Gulf Front | | |
| 806 N. Manasota Key Road | \$2,395,000 | Gulf to Bay | 6050 Manasota Key Road | \$1,695,000 | Gulf Front | | |
| 7785 Manasota Key Road | \$2,329,000 | Bay Front | 7395 Manasota Key Road | \$1,690,000 | Bay Front | | |
| 7950 Manasota Key Road | \$2,295,000 | Gulf Front | 700 Blk N. Manasota Key | \$1,350,000 | Bay Front | | |
| 774 N. Manasota Key Road | \$2,200,000 | Gulf to Bay | 7345 Manasota Key Road | \$1,300,000 | Bay Front | | |
| 8440 Manasota Key Road | \$2,190,000 | Gulf Front | 6200 Blk Manasota Key Road | \$1,150,000 | Bay Front | | |
| 7890 Manasota Key Road | \$1,950,000 | Gulf Front | 6075 Manasota Key Road | \$950,000 | Bay Front | | |
| 7440 Manasota Key Road | \$1,930,000 | Gulf Front | 6067 Manasota Key Road | \$750,000 | Bay Front | | |
| 7820 Manasota Key Road | \$1,800,000 | Gulf Front | 7635 Manasota Key Road | \$699,000 | Bay Front | | |
| 7760 Manasota Key Road | \$1,799,000 | Gulf Front | 8355 Manasota Key Road | \$675,000 | Bay Front | | |
| 7770 Manasota Key Road | \$1,795,000 | Gulf Front | 7385 Manasota Key Road | \$500,000 | Bay Front | | |
| 6850 Manasota Key Road | \$1,750,000 | Gulf Front | 6159 Manasota Key Road | \$450,000 | Bay Front | | |
| 7395 Manasota Key Road | \$1,690,000 | Bay Front | 8505 Manasota Key Road | \$450,000 | Bay Front | | |
| 6069 Manasota Key Road | \$1,685,000 | Bay Front | 6100 Blk Manasota Key Road | \$285,000 | ----- | | |
| 8101 Manasota Key Road | \$1,650,000 | Bay Front | MANASOTA KEY PROPERTY SALES 2014 | | | | |
| 7185 Manasota Key Road | \$1,645,000 | Bay Front | PROPERTY | LIST PRICE | DATE SOLD | SOLD PRICE | LOCATION |
| 6040 Manasota Key Road | \$1,475,000 | Gulf Front | 6133 Manasota Key Road | \$3,495,000 | 09/19/2014 | \$3,100,000 | Bay Front |
| 7175 Manasota Key Road | \$1,390,000 | Bay Front | 6510 Manasota Key Road | \$2,999,999 | 5/29/2014 | \$2,800,000 | Gulf to Bay |
| 6880 Manasota Key Road | \$1,750,000 | Gulf Front | 6090 Manasota Key Road | \$2,650,000 | 09/19/2014 | \$2,500,000 | Gulf Front |
| 7975 Manasota Key Road | \$1,350,000 | Bay Front | 779 N Manasota Key Road | \$2,950,000 | 09/11/2014 | \$2,500,000 | Gulf to Bay |
| 6625 Manasota Key Road | \$1,340,000 | Bay Front | 7354 Manasota Key Road | \$2,100,000 | 6/25/2014 | \$1,650,000 | Gulf Front |
| 8315 Manasota Key Road | \$1,195,000 | Bay Front | 7870 Manasota Key Road | \$1,899,000 | 08/26/2014 | \$1,575,000 | Gulf to Bay |
| 7535 Manasota Key Road | \$1,100,000 | Bay Front | 723 N. Manasota Key Road | \$1,895,000 | 5/30/2014 | \$1,540,000 | Bay Front |
| 7225 Manasota Key Road | \$1,065,000 | Bay Front | 6880 Manasota Key Road | \$1,750,000 | 10/08/2014 | \$1,500,000 | Gulf Front |
| 7475 Manasota Key Road | \$1,000,000 | Bay Front | 7880 Manasota Key Road | \$1,400,000 | 5/7/2014 | \$1,250,000 | Gulf Front |
| 7515 Manasota Key Road | \$998,000 | Bay Front | 729 N. Manasota Key Road | \$1,695,000 | 5/9/2014 | \$1,200,000 | Bay Front |
| 7445 Manasota Key Road | \$995,000 | Bay Front | 717 N. Manasota Key Road | \$1,199,999 | 3/28/2014 | \$1,040,000 | Gulf Front |
| | | | 7295 Manasota Key Road | \$1,274,900 | 7/22/2014 | \$1,000,000 | Bay Front |
| | | | 6255 Manasota Key Road | \$1,150,000 | 05/14/2014 | \$1,000,000 | Lot Bay Front |
| | | | 7960 Manasota Key Road | \$1,325,000 | 03/06/2014 | \$1,000,000 | Lot Gulf 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 Mouldings, 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. **\$1,350,000**

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: **\$2,750,000**

170 Portofino Drive N. Venice FL. 34275. You Will Love This Home. It Shows Better Than a Model With Its Neutral Colors, Crown Mouldings, 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 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 & Water Club. 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 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.