



*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	\$14,985,000	Gulf To Bay
230 N. Casey Key Road	\$14,750,000	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
507 Casey Key Road	\$5,995,000	Gulf Front
3601 Casey Key Road	\$5,895,000	Gulf Front
1416 Casey Key Road	\$5,890,000	Gulf to Bay
602 S. Casey Key Road	\$5,750,000	Gulf Front
703 Casey Key Road	\$5,750,000	Gulf to Bay
3860 Casey Key Road	\$5,495,000	Bay Front
3801 Casey Key Road	\$5,300,000	Gulf Front
532 N. Casey Key Road	\$4,900,000	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	\$3,600,000	Gulf To Bay
2709 Casey Key Road	\$3,500,000	Gulf Front
927 Casey Cove Drive	\$3,390,000	Bay Front
904 Casey Key Road	\$3,125,000	Bay Front
3210 Casey Key Road	\$2,750,000	Gulf to Bay
13 N. Casey Key Road	\$2,750,000	Gulf Front
704 S. Casey Key Road	\$2,750,000	Gulf Front
1216 Casey Key Road	\$2,525,000	Bay Front
141 N. Casey Key Road	\$2,499,000	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	\$1,895,000	Bay Front
1118 Casey Key	\$1,695,000	-----
1050 Gulf Winds Way	\$1,695,000	-----
1624 Casey Key Road	\$1,675,000	Gulf Front
917 Key Way Drive	\$1,599,000	Bay Front
412 S. Casey Key Road	\$1,399,000	Gulf Front
1628 Casey Key Road	\$1,300,000	Bay Front
624 S. Casey Key Road	\$999,999	Bay Front
505 S. Casey Key Road	\$999,500	Bay Front

### CASEY KEY MOTEL ACTIVE

PROPERTY	LIST PRICE	LOCATION
317 Casey Key Road (24 Units)	\$5,300,000	Gulf to Bay
122 Casey Key Road (4 Units)	\$749,000	Bay Front

### CASEY KEY LOTS ACTIVE

PROPERTY	LIST PRICE	LOCATION
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	\$1,299,000	Bay Front
3800 Blk. Casey Key	\$1,250,000	Bay Front
3112 Casey Key Road	\$1,100,000	Bay Front
4000 Blk Casey Key Road	\$999,000	Bay Front
1160 Casey Key Road	\$790,000	-----
600 Blk S. Casey Key Road	\$725,000	Bay Front

### CASEY KEY RESIDENTIAL SALE PENDING

PROPERTY	LIST PRICE	LOCATION
721 Casey Key Road	\$4,999,999	Gulf Front
2502 Casey Key Road	\$1,350,000	Bay Front
920 Casey Cove Drive	\$860,000	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
2110 Casey Key Road	\$5,900,000	2/18/2015	\$5,050,000	Gulf to Bay
1716 Casey Key Road	\$3,490,000	1/30/2015	\$3,150,000	Gulf to Bay
790 Casey Key Road	\$2,795,000	1/30/2015	\$2,675,000	Gulf Front

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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://twitter.com/kckey>



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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
6310 Manasota Key Road	\$4,900,000	Gulf to Bay
6840 Manasota Key Road	\$3,750,000	Gulf to Bay
8240 Manasota Key Road	\$3,490,000	Gulf Front
7815 Manasota Key Road	\$3,219,000	Bay Front
777 N. Manasota Key Road	\$2,950,000	Gulf to Bay
7979 Manasota Key Road	\$2,950,000	Bay Front
726 N. Manasota Key	\$2,950,000	Gulf Front
7110 Manasota Key Road	\$2,950,000	Gulf Front
6530 Manasota Key Road	\$2,895,000	Gulf to Bay
6560 Manasota Key Road	\$2,700,000	Gulf to Bay
772 N Manasota Key Road	\$2,500,000	Gulf Front
8045 Manasota Key Road	\$2,500,000	Bay Front
7810 Manasota Key Road	\$2,450,000	Gulf Front
7785 Manasota Key Road	\$2,329,000	Bay Front
6360 Manasota Key Road	\$2,299,900	Gulf Front
774 N. Manasota Key Road	\$2,200,000	Gulf to Bay
7900 Manasota Key	\$2,200,000	Gulf Front
8440 Manasota Key Road	\$2,190,000	Gulf Front
7950 Manasota Key Road	\$2,150,000	Gulf Front
717 N. Manasota Key Road	\$1,945,000	Gulf Front
7890 Manasota Key Road	\$1,930,000	Gulf Front
7440 Manasota Key Road	\$1,900,000	Gulf Front
7770 Manasota Key Road	\$1,895,000	Gulf Front
7820 Manasota Key Road	\$1,800,000	Gulf Front
7760 Manasota Key Road	\$1,799,000	Gulf Front
7395 Manasota Key Road	\$1,690,000	Bay Front
6069 Manasota Key Road	\$1,685,000	Bay Front
8101 Manasota Key Road	\$1,600,000	Bay Front
7975 Manasota Key Road	\$1,395,000	Bay Front
6040 Manasota Key Road	\$1,375,000	Gulf Front
6625 Manasota Key Road	\$1,195,000	Bay Front
8315 Manasota Key Road	\$1,145,000	Bay Front
7535 Manasota Key Road	\$1,100,000	Bay Front
7225 Manasota Key Road	\$1,065,000	Bay Front
7475 Manasota Key Road	\$1,000,000	Bay Front
7445 Manasota Key Road	\$995,000	Bay Front
8275 Manasota Key Road	\$980,000	Bay Front
6785 Manasota Key Road	\$925,000	Bay Front
6065 Manasota Key Road	\$849,900	Bay Front
7905 Manasota Key Road	\$779,000	Bay Front
8465 Manasota Key Road	\$695,000	Bay Front
7565 Manasota Key Road	\$690,000	Bay Front

PROPERTY	LIST PRICE	LOCATION
7165 Manasota Key Road	\$649,000	Bay Front
7211 Manasota Key Road	\$599,000	Lagoon
6126 Gnarled Oak Drive	\$517,000	-----
6111 Manasota Key Road	\$449,999	-----

### MANASOTA KEY SALE PENDING

PROPERTY	LIST PRICE	LOCATION
8130 Manasota Key Road	\$3,290,000	Gulf to Bay
8180 Manasota Key Road	\$2,395,000	Gulf Front
806 N. Manasota Key Road	\$1,995,000	Gulf to Bay
6850 Manasota Key Road	\$1,750,000	Gulf Front
7185 Manasota Key Road	\$1,595,000	Bay Front
6131 Manasota Key Road	\$440,000	-----

### MANASOTA KEY ACTIVE WITH CONTRACT

PROPERTY	LIST PRICE	LOCATION
742 N. Manasota Key Road	\$3,100,000	Gulf to Bay
6375 Manasota Key Road	\$795,000	Bay Front

### MANASOTA KEY ACTIVE LOTS

PROPERTY	LIST PRICE	LOCATION
6320 Manasota Key Road	\$2,000,000	Gulf Front
7450 Manasota Key Road	\$1,899,000	Gulf Front
8350 Manasota Key Road	\$1,750,000	Gulf Front
6050 Manasota Key Road	\$1,695,000	Gulf Front
7395 Manasota Key Road	\$1,690,000	Bay Front
8446 Manasota Key Road	\$1,350,000	Gulf Front
700 Blk. N. Manasota Key	\$1,350,000	Bay Front
7345 Manasota Key Road	\$1,300,000	Bay Front
6200 Blk. Manasota Key Road	\$1,150,000	Bay Front
6075 Manasota Key Road	\$950,000	Bay Front
6067 Manasota Key Road	\$750,000	Bay Front
7635 Manasota Key Road	\$699,000	Bay Front
8355 Manasota Key Road	\$675,000	Bay Front
7385 Manasota Key Road	\$450,000	Bay Front
6159 Manasota Key Road	\$450,000	Bay Front
8505 Manasota Key Road	\$450,000	Bay Front
6100 Blk. Manasota Key Road	\$279,900	-----

### MANASOTA KEY PROPERTY SALES 2015

PROPERTY	LIST PRICE	DATE SOLD	SOLD PRICE	LOCATION
7000 Manasota Key Road	\$1,595,000	2/02/2015	\$1,500,000	Gulf to Bay
7970 Manasota Key Road	\$1,350,000	1/02/2015	\$1,285,000	Gulf Front
722 N. Manasota Key Road	\$1,150,000	2/06/2015	\$1,275,000	Gulf Front
7040 Manasota Key Road	\$1,375,000	2/27/2015	\$1,250,000	Gulf Front
7475 Manasota Key Road	\$1,000,000	2/27/2015	\$900,000	Bay Front
7515 Manasota Key Road	\$998,000	1/08/2015	\$735,000	Bay Front
6095 Manasota Key Road	\$599,000	1/30/2015	\$550,000	-----
6925 Manasota Key Road	\$675,000	2/23/2015	\$550,000	Bay Lot

## 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.

**3800 BLK Casey Key Road Bay Front Lot,** Build your dream home on nearly two acres of bay front property that runs from Casey Key road to the intracoastal. Over 1000' of water frontage and a beach easement Across the Street to a Wide Sandy Beach. Great Views North of Blackburn Point Swing Bridge and little Sarasota Bay and Intracoastal Water Way Two Parcel #'s 0157-13-0003 & 0157-13-0005 **\$1,250,000.**

**13 North Casey Key Road Osprey, FL. North Casey Key Estate Property.** Large Indoor Swimming Pool, Gulf Front (67X30). Plus Wonderful Deep Sandy Beach. Old Florida Charm With All kinds of Possibilities (renovate or remodel). North End Casey Key Gulf Front Property Close to Blackburn Point Bridge For Easy On & Off the Key. Wonderful Walk Out Sandy Deep Beach. Build Your New North Casey Key Estate or enjoy the old life style of this Florida Classic on this Great Wider Lot. Four Car Block Garage with 12' Door, Large Loft, Great for RV/Camper or Boat Storage, Plenty of Extra Parking Space. Oversized Water Service. Five Foot Bay Easement. Property being Sold AS/IS: Owner Will Consider Financing **\$2,750,000**

**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. Full Kitchen, 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**

**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 Chlorine, 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 Countertops, 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 in the 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 multiple 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. The 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**

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