



THE HERRON GROUP

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REAL MARKETING



Casey Key

BEACH, BAY, OR BACK NINE... LIVE THE DREAM

REAL ESTATE MARKET REPORT | MAY 2019



FEATURED LISTING
BY THE HERRON GROUP

Call Today for a
Private Showing!

3804 CUTLASS BAYOU LANE | LISTED AT \$995,000
3 Bedrooms | 2.0 Bathrooms | 2,400 Heated Square Feet



Casey Key, but very private down this magical lane called Cutlass Bayou and which is only a short distance to Blackburn Point Road bridge for an easy on and off the island. This three-bedroom two bath waterfront home was recently updated with Travertine floor tile in the main living areas, new pool heater, new pool fence, new garage door, and a new flat roof over sun-room in 2018. Great open spaces with the living area opening to the large sun-room and that to the

pool area. There is a circular paved driveway, a two car plus a one car garage and a carport and even a covered area to store your kayaks and other water toys. A very protected Boat dock and over 200 feet on the Bayou & Canal water frontage. You also have a deeded beach easement to a wide sandy beach only steps away. The property is very nicely landscaped for privacy with a charming pool area along the Bayou in the back yard.



TO VIEW CURRENT LISTINGS FOR SALE, GO TO: WWW.CASEYKEY-REAL-ESTATE.COM



Presented by
NICK & KATHLEEN HERRON
Your Casey Key Real Estate Specialists for Over 26 Years



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Fine Homes & Luxury Properties



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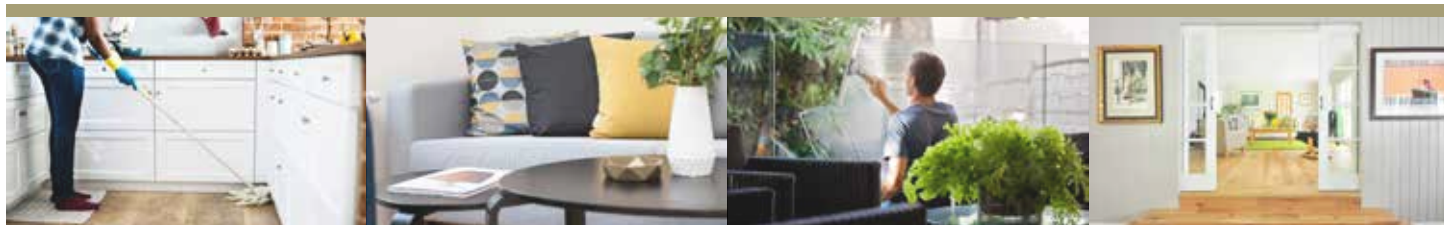
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RE/MAX Alliance Group

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STAGE FOR SUCCESS



81%
OF BUYERS

*are able to visualize a house as their future home when it has been staged**

*2015 Profile of Home Staging, Reported by National Association of Realtors

Let me help you prepare your house for a successful sale.

Call me at **941.350.5035** to get started today!

IS YOUR HOUSE SET UP TO QUICKLY GRAB THE ATTENTION OF POTENTIAL BUYERS?

DEPERSONALIZE

Remove your memorabilia so buyers can imagine making their own memories.

SQUEAKY CLEAN

Buyers want a clean start; you want to maximize your value. Tidying up your house allows buyers to see the home's true value and possibly make a higher offer.

SEAMLESS SET UP

Make sure buyers can easily move from one room to the other without having to walk around awkwardly placed furniture or belongings.

LIGHT & BRIGHT

Boost the mood by opening curtains or blinds and leaving lights on for showings.

ORGANIZE

Remove any unnecessary personal items (family pictures, memorabilia, etc.) to make your house appear larger.

POSITIVE FOCUS

Highlight the positive focal points or unique features in your house with decor or furniture arrangements to let the buyer see how it may benefit them.

CASEY KEY MARKET REPORT

To view current listings for sale, go to: www.CaseyKey-Real-Estate.com or call or e-mail us and I will send you the complete list of active listings.

CASEY KEY HOMES CURRENTLY PENDING

Single Family Currently Pending:	4	Condo Currently Pending:	2
Average List Price:	\$1,743,500	Average Pending Price:	\$214,900
Bedrooms Range:	1 - 5	Bedrooms Range:	0
Bathrooms Range:	1 - 6	Bathrooms Range:	0 - 1
Square Feet Range:	450 - 7,359	Square Feet Range:	0 - 264

CASEY KEY PROPERTIES SOLD IN THE LAST 6 MONTHS

Status	Address	Water Frontage	Total Sq. Ft. Heated	List Price	List Date	Closed Price	Closed Date
Sold	3619 Casey Key Road	Gulf Front	2,110	\$2,800,000	02/01/19	\$2,300,000	04/29/19
Sold	1350 Casey Key Road	Gulf to Bay	2,434	\$1,825,000	06/21/17	\$1,600,000	04/18/19
Sold	3509 Casey Key Road	Gulf to Bay	2,749	\$2,400,000	11/17/17	\$2,200,000	03/25/19
Sold	1700 Casey Key Road	Gulf to Bay	4,172	\$3,900,000	01/07/19	\$3,630,000	03/18/19
Sold	1011 Gulf Winds Way	N/A	3,742	\$1,299,900	11/13/18	\$1,200,000	03/01/19
Sold	801 & 810 Casey Key Road	Gulf to Bay	6,861	\$5,990,000	10/12/18	\$5,300,000	03/01/19
Sold	507 Casey Key Road	Gulf Front	6,596	\$5,350,000	11/26/18	\$4,750,000	02/28/19
Sold	1232 N Casey Key Road	Gulf to Bay	8,121	\$6,895,000	02/09/18	\$6,100,000	12/05/18
Sold	2509 Casey Key Road	Gulf Front	3,528	\$3,895,000	09/14/18	\$3,550,000	11/30/18

CASEY KEY LOTS CURRENTLY LISTED OR PENDING

Currently Pending: **1**
Average Pending Price: **\$795,000**

CASEY KEY LOTS SOLD IN THE LAST 6 MONTHS

Status	Address	Water Frontage	List Price	List Date	Closed Price	Closed Date
Sold	3220 Casey Key Road	Bay to Gulf	\$2,300,000	09/28/17	\$1,855,000	04/16/19

For more information on any of these listings, call us today at 941.350.5035.