



THE HERRON GROUP

NICK HERRON
REALTOR®, CLHMS, SFR, CDPE

KATHLEEN HERRON

941.350.5035
NickHerron@comcast.net
www.CaseyKey-Real-Estate.com



2000 Webber Street . Sarasota, FL 34239
Each Office Independently Owned and Operated



PRESORTED
STANDARD
US POSTAGE
PAID
REAL MARKETING

Published by REAL Marketing (REM) | www.REALMarketing4You.com | 858.254.9619 | © 2019



Manasota 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!



6265 MANASOTA KEY ROAD | LISTED AT \$769,000
3 Bedrooms | 2.5 Bathrooms | 2,346 Heated Square Feet



Move right in and enjoy the Beach Life and the ambiance of Manasota Key. The home sets on a large fenced acre lot with mature landscaping and a safe distance from the beach. You enter through a 20 X 20 two level covered screened front porch. Then you go into the large great room with high ceilings and a stone fireplace. A nice open plan with kitchen and dining rooms open and flowing into the Great room. A very large master suite with

siting area and built in office space with granite counter tops and a door to lanai and hot tub. A Lower level has large exercise area 24 X 17 and a 45 X 11 air-condition storage area. There is a 14 X 11 workshop area and the garage is for three plus cars and golf cart &/or boat & water toys. And don't forget the Deeded Beach Easement did we say Deeded Beach Easement to take you over to the sandy wide beach.



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



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



THE
RE/MAX
COLLECTION

Fine Homes & Luxury Properties



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

THE HERRON GROUP

941.350.5035
NickHerron@comcast.net
www.CaseyKey-Real-Estate.com
RE/MAX Alliance Group

NICK HERRON
REALTOR®, CLHMS, SFR, CDPE

KATHLEEN HERRON



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.

MANASOTA 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.

MANASOTA KEY HOMES CURRENTLY PENDING

Single Family Currently Pending: **6**
Average List Price: **\$2,178,983**
Bedrooms Range: **3 - 4**
Bathrooms Range: **2 - 5**
Square Feet Range: **1,684 - 4,389**

MANASOTA 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	7210 Manasota Key Road	Gulf Front	1,981	\$1,350,000	06/04/17	\$1,225,000	04/26/19
Sold	8438 Manasota Key Road	Gulf Front	593	\$599,000	12/20/18	\$445,000	04/25/19
Sold	8065 Manasota Key Road	Bay Front	3,757	\$1,495,000	06/04/18	\$1,300,500	04/22/19
Sold	8255 Manasota Key Road	N/A	2,532	\$850,000	01/28/19	\$850,000	04/10/19
Sold	735 N Manasota Key Road	Gulf to Bay	3,504	\$2,999,000	11/01/18	\$2,400,000	04/03/19
Sold	8130 Manasota Key Road	Gulf to Bay	3,212	\$3,500,000	06/07/18	\$3,050,000	03/27/19
Sold	7295 Manasota Key Road	Bay Front	4,556	\$2,699,999	12/18/18	\$2,325,000	03/08/19
Sold	6155 Manasota Key Road	N/A	4,480	\$1,295,000	05/29/18	\$1,250,000	02/28/19
Sold	6585 Manasota Key Road	Bay Front	3,064	\$977,000	10/11/17	\$925,000	02/13/19
Sold	6110 Gnarled Oak Drive	N/A	4,212	\$999,000	05/24/17	\$905,000	01/10/19
Sold	7985 Manasota Key Road	Bay Front	4,071	\$850,000	10/17/18	\$744,450	12/28/18
Sold	7795 Manasota Key Road	Bay Front	3,244	\$1,489,000	01/16/17	\$1,370,500	11/01/18

MANASOTA KEY LOTS CURRENTLY PENDING

Currently Pending: **1**
Average Pending Price: **\$225,000**

MANASOTA KEY LOTS SOLD IN THE LAST 6 MONTHS

There are no lots recently sold on Manasota Key

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