



Lynne Koy

**Redefining Real Estate Service...
In Luxury Waterfront Living**

**Top Longboat Key Agent in Total Listings Sold and Sales
During past 12 Months!**

Longboat Harbour - Enjoy beautiful canal views from this cute updated 1/1 furnished unit with renovated bath, newer tile & carpet, windows, lanai, refrigerator & hot water heater. Enjoy the Florida lifestyle in this active community with boat docks, tennis, 4 pools, clubhouse and more. www.4350longboatharbour104.com **\$359,000**

OPEN HOUSE SUN. Bird Key - Simply fabulous! Gorgeous custom-designed Mediterranean home in Bird Key has 5BR/4.5BA + den + family room + "bonus room!" "Cook's kitchen" with many extras! Fabulous master suite! Great pool area features "summer kitchen." HI Def TV, A/V equipment, speakers & "surround sound" will stay. Hurricane Protection System installed 2005. Nothing to do but move in! www.326birdkeydr.com **\$1,689,000**

Castillian - Lovely 2BR/2BA unit with fabulous direct Gulf views & beautiful sunsets! Recent Castillian renovations include new brick driveway & entrance. Peaceful & private white sandy beach at your backdoor. www.4525castillian205.com **\$849,000**

BIRD KEY \$649,000 **OPEN HOUSE SUN. Bird Key** - Lovely original 3BR/2BA, great room & separate dining room home has side entry garage. www.241BirdKeyDr.com **Priced to sell \$649,000.**

Longboat Harbour - Absolutely gorgeous! This beautiful 2BR/2BA unit has been completely renovated — kitchen, flooring, mouldings and wall coverings. "Murphy Bed" in second BR and lots of custom built-in cabinetry. www.4400longboatharbour303.com **\$469,000**

Seaplace - Fabulous 3BR/2BA updated unit with neutral colored ceramic tile & Berber carpet. Sensational northwest Gulf views & sunsets await you from this charming furnished beach condo — all you need is your sunscreen & flip flops. www.1945Seaplace216.com **\$785,000**

Inn on the Beach - Beautiful Investment Opportunity at the prestigious Longboat Key Club on Longboat! Deluxe 2BR/2BA condo has Gulf & bay views and over 1,600 square feet! End unit has 52 ft. balcony for sunrise viewing! Great income potential! www.250InnonBeach5307.com **\$1,050,000**

Whitney Beach - 1BR/1BA Tastefully renovated, has views of pool, & is turn-key furnished. Beach access, tennis, boat docks are some of the amenities. Newer tile & new counters in kitchen & bath. www.6750WhitneyBeach176.com **\$349,000**

PORTOBELLO \$495,000 **Portobello** - Fabulous 1st floor walk-out 2BR/2BA plus den, completely renovated. New appliances, granite, faux finishes, crown molding & wet bar. www.3240PortobelloB105.com **\$495,000**

Seaplace - This first floor walkout is steps to the beach! Beautifully renovated 2BR/2BA condo has tile throughout, including the lanai. Private walled courtyard, Har-Tru tennis, gated community, clubhouse, & 2 pools. Two assigned parking spaces, uncovered. www.1925Seaplace106.com **\$499,995**

JUST REDUCED! Seaplace - This cute "beach themed" condo has 2BR/2BA with a lovely garden view is just steps to the beach. Spa tub in master bath & completely furnished. www.2089Seaplace103.com **\$474,900**

SEAPLACE \$499,000 **Seaplace** - Fantastic southwest views of the beach, gulf and bay from this 2BR/2BA top floor vintage condo. Gated community offers Har-Tru tennis, clubhouse, exercise room, 2 pools and more. www.2045seaplace606.com **\$629,000**

Seaplace - Beautifully & professionally decorated & completely renovated 2BR/2BA condo. Furnishings, carpet, tile, washer & dryer, trash compactor & microwave purchased within the last 6 months, A/C replaced within the last year. Seaplace has great amenities that include private white sandy beach, Har-Tru tennis, clubhouse & security. www.2039Seaplace206.com **\$769,000**

"I know that excellence is never an accident and that hard work and planning are the cornerstones of service."

Lynne Koy

Broker / Associate, CRB, CRS, GRI • Previews International Property Specialist
International President's Premier
Involved Citizen: Sarasota Opera, SPARCC, Make-a Wish,
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At The Chart House on Longboat Key

News Worthy

Red Tide Update

No *Karenia brevis*, the Florida red tide organism, was detected this week in Pinellas and Manatee counties according to state agency **Florida Fish and Wildlife**. The agency also says that concentrations near areas of southern Sarasota, Charlotte, Lee and Collier counties were patchy and ranged from background to low. Offshore samples collected two to 18 miles southwest of Venice in Sarasota County contained low concentrations of *K. brevis* and offshore samples collected north of the southern Florida Keys contained concentrations ranging from not present to medium. A fish kill report was received from Sanibel Island and may be due to red tide in the area.

Longboat Library Honored

As mayor of the Town of Longboat Key, Joan Webster recognized Longboat Library's 50th Anniversary on behalf of the Town. Webster commended the volunteers present saying their efforts helped make it a gathering focal point on the Key and also commended the volunteers for exhibiting the essence of positive volunteerism.

President of the library board **Carole McMahon** thanked Town for recognizing their organization, which was started by **Mrs. Leon Chamber** and **Mrs. Edwin Bertolett** in 1956. The Library will celebrate with an open house from Monday through Jan. 20 with a book sale on the lawn and desserts prepared by the volunteers all week long. Longboat Library has

14,000 books with 300 books on tape, and 100 books on CD's. Volunteers also deliver books to residents, who are shut-ins and are not well enough to get to the library.

Longboat Key Firefighter's Union Contract Signed

It's a done deal. Town commissioners approved and ratified the **IAFF Local 2546** firefighter's contract for higher wages and pension benefits on Monday night during their regular commission meeting. The only loose ends, which will need to be addressed by the commissioners at a later date, is a salary adjustment for upper level fire management on the Key, including the fire chief. Commissioners recommended salaries would come back to them on paper and together, so they can vote on everyone at the same time.

Water Shortage Order

The **Southwest Florida Water Management** issued a severe water shortage order, which would restrict the use of water in southwest Florida. In November, there was a discussion on the water resources conditions, in spite of recent rains. There was a public hearing about the order on Tuesday in Brooksville.

Consolidated Sold

Southern Comfort Heating and Cooling - a company with annual revenues of \$10 million - housed on Manatee Avenue in Bradenton bought **Consolidated Heating and Cooling Inc. of Sarasota**.

STEVEN KEPECZ

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3170 GULF OF MEXICO DRIVE, UNIT G10

HIKING, BIKING, SHELLING & STROLLING CAN BE ENJOYED FROM THIS CHARMING 55+ COMMUNITY. DO NOT MISS THIS OPPORTUNITY TO OWN A BAY FRONT HOME ON LONGBOAT KEY.

CALL FOR DETAILS!

\$299,000

SITUATED ON PROTECTED BOAT WATER WITH 10,000 LB. BOAT LIFT AT DEEP WATER DOCK, SPACIOUS OPEN FLOOR PLAN, PRIVATE POOL & FABULOUS BEACH CLUB MEMBERSHIP INCLUDED. **REDUCED TO \$1,500,000**

WONDERFUL RESIDENCE WITH 3 BEDROOMS, 3 BATHS. OVERSIZED CAGED POOL, MEMBERSHIP IN FABULOUS BEACH CLUB INCLUDED. **OFFERED AT \$1,300,000**

LONGBOAT KEY MAINTENANCE FREE LIVING IN THIS QUIANT ENCLAVE OF ONLY 5 HOMES IN TRITON COVE DIRECTLY ACROSS FROM THE BEACH, SPACIOUS COMTEMPORARY PLAN WITH POOL/SPA & RECREATION ROOM. **OFFERED AT \$1,410,000**

COUNTRY CLUB SHORES. THE CHOICE IS YOURS BUT DO NOT MISS THIS WONDERFUL OPPORTUNITY TO OWN PROPERTY IN COUNTRY CLUB SHORES. CANAL IS MINUTES FROM OPEN WATER, NO BRIDGES TO BAY. **MOTIVATED SELLER - BRING ALL OFFERS!** **REDUCED TO \$999,000**

PORTOBELLO. GULF TO BAY COMMUNITY ON LONGBOAT KEY, TWO BEDROOMS & DEN, 2 BATHROOMS & 2 BALCONIES WITH VIEWS OF THE WATER. HEATED POOL, TENNIS, FISHING PIER, DEEDED BEACH ACCESS AND MILES OF BEACH FOR YOUR ENJOYMENT RIGHT ACROSS THE STREET. **REDUCED TO \$559,000 FOR IMMEDIATE SALE**

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