

KeyRealEstate

The following real estate transactions recently took place in Manatee and Sarasota Counties.

Manatee County

\$746,500 Stephen, Robert A. and Shirley A. to Stalter, Alan, 303 64th Street, Lot 13 Block 3 Holmes Beach Unit 17. 1954 sq. ft. Last sale date: July 1986 for \$107,000. Built in 1969.

\$700,000 Hunsaker, Jean K., Hunsaker, Vernon S. Deceased to Kaleta, Shawn T., 505 68th Street, Holmes Beach, Lot 37 Bay Palms Unit 13. 1846 sq. ft. Last sale date: Feb. 1982 for \$103,000. Built in 1970, updated in 1975.

\$499,500 Palawski, James, Ingervia, Angelo, Avi Isaac, Eyal to Hopp, Scott and Deanne L., 502 Key Royale Drive, Holmes Beach, Lot 21 Key Royale 1 Ad. 1540 sq. ft. Last sale date: June 2005 for \$350,000. Built in 1959.



A Westchester Condominium recently sold for \$750,000.

\$480,000 Murray, Alan and Pamela Stewart to McGrellis, Andrew and Diane G., 850 Evergreen Way, Longboat Key, Cedars East U32. 1501 sq. ft. Last sale date: Aug. 2004 for \$322,000. Built in 1991.

\$450,000 Esser, James E. to McGeehan Costanzo, Julie M., 2710 Avenue B, Holmes Beach, Lot 12 Block 32 Sunrise Park. 1030 sq. ft. Last sale date: Dec. 1984 for \$65,000. Built in 1957.

\$432,000 S and S Beach Properties LLC to Gratton, Joseph and Priscilla, Club Bamboo South Unit 118 Block B.

\$395,000 Gebhard, Manfred Individual and Trust, Gebhard, Gisela to Fields, Joshua D., 4819 W. 61st Avenue Drive, Palm Court Villas Unit 10A Phase 10. 1998 sq. ft. Last sale date: Feb. 1998 for \$182,500. Built in 1992.

\$295,000 S and S Beach Properties

LLC to Manzione, James V., Club Bamboo South Unit 303 Block A.

\$229,250 Lasse, John F. and Mildred J. to Lasse, Thomas V. and Arra J., 611 North Gulf Drive, Imperial House Bradenton Beach, Unit 29 Block B. 863 sq. ft. Built in 1969.

\$185,000 Anderson, Jean B. to Singler, John Jr., 7202 W. 29th Avenue Drive, Country Village Condominium, Unit 2262, Section 11. 1130 sq. ft. Last sale date: Nov. 1988 for \$65,900. Built in 1988.

\$160,000 Enright, John L. to Wasuk, Donald J., 7203 W. 27th Avenue, Unit 2047 Country Village Condominium, Section 4. 1226 sq. ft. Last sale date: March 1998 for \$70,000. Built in 1983.

Sarasota County

\$4,400,000

Frush, Audrey B. Trustee and Audrey B. Frush Revocable Trust to Dixie Lee Lane LLP, Community at Southwest corner of south-

west ¼ of Southeast ¼ of Part 1, Section 6, Township 37, Range 18, Unincorporated. 3444 sq. ft. Built in 1912.

\$750,000 Pennington, Doris F. to Lorah, Scott Lamar, Unit 105 Westchester Condominium Apartments, Unit 3.

\$667,000 Brown, Jack N. and Terry S. to Kiss, Leslie L. and Sandralin J., 3806 Gulf of Mexico Drive, Unit C403, Beach Harbor Club, Longboat Key. 1514 sq. ft. Last sale date: Dec. 2001 for \$330,000. Built in 1970.

\$390,000 Milburn, Theodore J. and Mary to Seilhan, Kamila, Apartment 502 Gulfstream Towers.

\$261,000 Rubinstein, Jon Trustee and Jon Rubinstein Revocable Trust to Wood, Brian L., 2600 Harbourside Drive, Unit J4 Longboat Key Moorings Marina II. Last sale date: Feb. 2002 for \$210,000.

judy kepez
HAYS, REALTOR

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COUNTRY CLUB SHORES WATER FRONT PROPERTIES



COUNTRY CLUB SHORES - NEW LISTING - Perfect home for you and your guests! Entertain friends & family in this updated residence featuring 3 BDR, open floor plan, newer lift and boat hoist! Fabulous location - THIRD IN FROM THE BAY! Spectacular Sailboat water! \$1,695,000.

CASUAL RELAXATION - A Boaters Paradise on Longboat Key! Fourth from the point. This wonderful Ranch style home offers beautiful water views, 3 BDR, open floor plan, furnished, & a beautiful pool w/screened outdoor lanai. Wonderful Sailboat Water w/your own private dock. \$1,495,000.

LOCATION, LOCATION, LOCATION - Two lots both featuring 126' on the water with a southern exposure. Purchase the lots individually or together for a combined 252' of water frontage. THE BEST CITY VIEWS IN ALL OF SARASOTA BAY! Offered from \$3,200,000 to \$3,450,000.

MAJESTIC TUSCAN-MEDITERRANEAN STYLE - Deep water dockage for up to 80' yacht. Saturnia floors, custom granite kitchen, 4 bedroom, media room, fitness room, fireplace, 6 car garage and a spectacular infinity pool. Fabulous outdoor living area with summer kitchen. \$4,750,000.

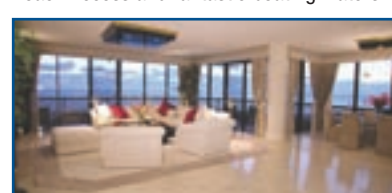
ALMOST NEW - Magnificent residence completely updated from the floors to the ceiling! This warm and inviting home has all the amenities one could ask for with almost 2,500 sq. ft. of living, 2 BDR + Den, gourmet kitchen with gorgeous granite counters, high volume ceilings, spacious & open floor plan, and private boat dock right outside your door! \$2,099,000.

RITZ CARLTON TOWER RESIDENCE NEW LISTING - ULTIMATE 180° VIEWS

High above Sarasota, the Tower Residences offer the intimacy of a private home combined w/ the elegance of a world-class resort. This magnificent residence offers an open & generous layout featuring almost 3,000 sqft, 3 BDR + family room, expansive master suite, gourmet kitchen, a private elevator, expansive terrace & 2 parking spaces. Legendary concierge services and incredible amenities are yours to enjoy! \$2,790,000.



BAY ISLES - VACANT LOT - Great Exposure, sun on the pool all year! Private living is what you can expect in this beautiful community located behind the prestigious gates of Bay Isles. Private Deeded Beach Access and fantastic boating waters for your yacht. \$2,200,000.

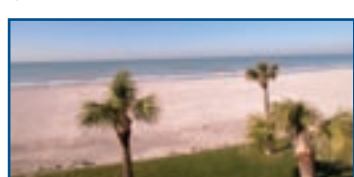


L'AMBIANCE - Spectacular Sweeping Sunset, gulf, golf and bay views! This magnificent Royal Model features phenomenal views, 3BDR + Den, 10 ft. ceilings, granite counters, marble floors, and a gorgeous wrap-around terrace. Prestigious south Longboat community featuring state-of-the-art fitness center, hospitality suite, concierge and Olympic sized pool for your entertainment. \$3,100,000.

KANYA - LIVE, WORK & PLAY IN THE CENTER OF DOWNTOWN - Featuring an open floor plan, 3 BDR, granite kitchen, marble bath! Wonderful amenities w/ 2 fitness centers, rooftop terrace w/ 2 summer kitchens & garden area, 60-foot non-Chlorinated pool & spa. \$1,649,000.

A RITZ-CARLTON MANAGED RESIDENCE - THE BEACH RESIDENCE ON LIDO KEY - Featuring PHENOMENAL GULF FRONT VIEWS with 95' of beach & sand, no other floor plan offers the same beach frontage! Perfect living level for amazing water views! This unit features 3 BDR + Den fabulous upgrades, fireplace, & 3 contiguous parking spaces! Experience the lifestyle w/ concierge service, Beach Club, state of the art fitness center, theater w/tiered seating & 2 guest suites! \$3,500,000.

ISLANDS WEST NEW LISTING - AMAZING GULF FRONT UNIT w/ spectacular water views from every room! This spectacular residence is beautifully updated w/ exquisite detail throughout & gorgeous furnishings. Featuring over 1,500 sq. ft., 2 BDR, marble floors, granite countertops in kitchen & baths, track lighting throughout, & crown molding. PET FRIENDLY COMMUNITY! \$1,249,000.



ISLANDER CLUB - Sunset views from every room! Live the life of luxury in this beautiful residence featuring exquisite details throughout! Completely remodeled from the floors to the ceiling, with 2 BR and an impressive chef's kitchen with granite countertops! Fabulous amenities include Olympic-size pool, tennis courts, fitness center, billiard room, room for entertaining, and on-site manager! \$1,049,000.

SANCTUARY PENTHOUSE IN THE SKY! Enjoy captivating views of the Sarasota skyline, Sarasota Bay, & Gulf of Mexico. Seize the opportunity to own a 4,000 sq.ft. Penthouse with 3 BDR, office, & media room. Extraordinary details throughout, w/an amazing master suite, expansive 5,000 sq.ft. wraparound terrace, 2 parking spaces, & a canvas of panoramic views. \$5,900,000.



SABAL COVE - Magnificent residence located behind the prestigious gates of Bay Isles! This elegant home features 3 BDR, spacious & open floor plan, & gourmet kitchen. Fabulous outdoor pool area with summer kitchen for you to entertain friends & family. Within minutes of your private deeded beach, marina, & 47-holes of golf. \$1,395,000.

SANDS POINT - PHENOMENAL GULF FRONT VIEW - This amazing first floor walk out features almost 2,000 sq. ft., 2 BR, beautiful built-ins, some updating. White sands & views that will astonish you! Located within minutes of St. Armands fine dining & shopping. \$1,249,000.

GRAND BAY NEW LISTING - BEST OF THE BEST, OPEN BAY VIEWS - Enjoy 180 degree panoramic views from this Antigua Model! Simplistic but elegant residence features 3 BDR, open floor plan & furnished! Features over 2,900 sq ft of living space. World-class amenities & private beach club with deeded beach access! \$2,160,000.

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