The Anna Maria Sales Team
941-448-5616 ~ www.AnnaMariaSales.com ~ 941-773-0165

Anna Maria Sales Team's Real Estate Report
Find Your Place in the Sun

May 2017

Recently Sold

Monthly Island Sales Stats

For Sale

Hot Pick of the Month

Featured for Sale

213 Periwinkle Plaza - 3 bed/ 2 bath ~ $819,000

April 2017

~It's Turtle Season on the Island~

Monthly Island Sales Info

April 2017 Island Sales

Sold Price UP 4% since 2016
Single Family Home Sales - 26
$930,423 Avg Sold Price

2016 Single Family Home Sales - 25
$897,058 Avg Sold price

Sold Price UP 4% since 2016
Condo Sales - 12
$493,500 Avg Sold price

2016 Condo Sales- 11
$475,335 Avg Sold price

Sold 1 less property than 2016
Multi-Family Home Sales - 0

2016 Multi-Family Home Sales - 1
$718,186 Avg Sold price

Sold Price UP 116% since 2016
Vacant Land Sales - 5
$646,300 Avg Sold price

Turtle Watch Hits the Beach

by ChrisAnn Silver Esformes for islander.org
| April 18, 2017

"You all are the first responders, the ambassadors," Suzi Fox, Anna Maria Island Turtle Watch and Shorebird Monitoring executive director, said April 11 to more than 80 AMITW volunteers.

The group was gathered at CrossPointe Fellowship in Holmes Beach for "Turtle Watch Spring Training," a meeting led by Fox to prepare new volunteers and update veterans on new policies for the 2017 nesting season.

During sea turtle nesting and hatchling season, which runs May 1-Oct. 31, AMITW volunteers walk a designated 1-mile stretch of beach just after sunrise, looking for signs of nesting activity the night before and, later in the season, for hatchlings to emerge.

When nests are discovered, they are staked for protection and monitored for data which goes to Manatee County and the state to track population and behavior trends.

Fox kicked off the April 11 meeting and said volunteers would begin walking the beach April 15. She said the warmer winter may mean early nesting.

"It's all about temperature," Fox said. "It just depends on how warm the water is."

Fox said there are some changes to the morning walk protocol this season.

She said nests will be marked with three stakes instead of four and the stakes will be longer. Longer stakes are easier to locate and fewer stakes mean not as many to recover after a storm event, according to Fox.

2016 Vacant Land Sales -
$299,833 Avg Sold price

Runaway Bay 272, Bradenton Beach

2 bed/2 bath
Beautifully updated!
$359,000

Enjoy both Beach and Bay from this beautifully updated Runaway Bay 2 bedroom/2bath condo. Open and bright, this wonderful spot gives you plenty of room to relax and enjoy all that Anna Maria Island has to offer. With Gulf Beach access across the street and Bayfront access for your kayaks, Runaway Bay makes the most of island life. Sit on your porch and enjoy the birds over the water, rest & relax in your bright open family room. Dine at the table, or the open kitchen counter...

  ...read more here.

Fox also said volunteers are not to deal with possible code violations including unattended items or large holes on the beach. She said walkers should let her know so she can contact code enforcement officers to deal with the matter.

Nesting sea turtles can become entangled in trash left on the beach or trapped under beach furniture and can fall into large holes. Adult female sea turtles only come ashore to nest then must return quickly to the water. Any impedance could be deadly.

Read the entire article at The Islander website ***HERE...***

FEATURED FOR SALE!

2 bed/2 bath
Bay View Beauty!
$489,000

MOTIVATED SELLER! BRING OFFERS! BEAUTIFUL BAY VIEWS! Tortuga has it all... This spacious and grand 2 bedroom/2 bath bay view condo beckons you to enjoy the beach life! With water views and wonderful natural light, this bright and open space has room for relaxation and enjoyment! The large master suite is open to the enclosed deck with views of the bay.
...read more here.

213 Periwinkle Plaza, Anna Maria

2-3 bed/2 bath
Anna Maria Pool Home!
$819,000

Beach life is yours in this open and relaxing 2-3 bed/2 bath island home on the exclusive North End of Anna Maria Island! Unwind poolside in your big, beautiful backyard next to your large custom pool and spa! Vacation relaxation is yours year round with your own shuffleboard court! Whether inside or out, there is room to stretch out and enjoy...from the open and bright family room, to the large dining area and pool deck, this home has everything you need to relax! Just a short walk to the beach.. **...read more here.**

Anna Maria Sales Team's
SOLD!

WE SOLD
206 78th St

Anna Maria Sales Team's HOT PICK of the Month!

Expert picks for great buys in today's market!

Contact Kathleen & Erin for more info today!

Top Island Buys!

1. Duplex home one block to beach!
   2/1 & 1/1 ~ $625,000
2. Ready for Reno Pool Home!
   3/2 ~ $469,000
3. Spacious Townhome - Great Rental!
   3/2.5 ~ $629,000

$1,575,000
Beautiful Pool home!

WE SOLD
4710 70th St
$335,000
Grand & Gorgeous!

Have you thought about selling? The market has appreciated, and continues to do so. Even if you bought just a few years ago, now may be a good time to capitalize on the sale of your home. We are happy to give you market value information. Call or email us about your home, and we will discuss recent sales and pricing possibilities with you.

Anna Maria Sales Team

Find Your Place in the Sun

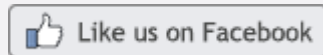# Kathleen White
941-773-0165

KWhite35@tampabay.rr.com

Erin Joy Heckler
941-448-5616

Erin@IslandReal.com

www.AnnaMariaSales.com

STAY CONNECTED

Like us on Facebook

Island Fun, Facts & Photos...
Facebook.com/AnnaMariaSalesTeam