

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

April 2018

Recently Sold

Hot Pick of the Month

Featured for Sale



Direct Bayfront ~ 244 S Harbour Dr ~ 2 bed/2 bath ~ \$645,000

March 2018

Monthly Island Sales Info



March 2018 Island Sales

March Homes:

Sold Price UP 10% since 2017
2018 Single Family Home Sales - 24
\$1,018,646 Avg Sold Price

2017 Single Family Home Sales - 19
\$920,474 Avg Sold price

Condos:

Sold Price UP 14% since 2017
Condo Sales - 40
\$781,348 Avg Sold price

2017 Condo Sales- 40
\$682,721 Avg Sold price

Multi-Familu:

Take These Pointers When Buying a Second Home

Brush up on location, lifestyle and finances while searching for your retreat.

From HGTV

Buying a second home has become one of the fastest growing trends in the United States. In fact, more than 30 million Americans are expected to enter the second home market within the next decade. It can seem like a daunting task, but with a few essential steps you can learn how to turn buying your second home into a sane, reasonable venture.

Assess Your Lifestyle

- Think about what spot you love the most and the amount of time you will be spending in your vacation home.
- If this house will be for weekend getaways, anything more than two hours may seem like a long trip.
- Condos have relatively low maintenance, making them a good option for those using their homes one season a year, or for those who want a place farther away from their primary home.
- When considering a condo, find out whether you can live with the homeowners association rules.
- With a single-family home, you will have more privacy but you'll have to handle all the maintenance.
- Many hotels are now providing rooms as condominium hotel rooms. These offer all the services of a hotel, but yet you're still able to benefit from the appreciation of that property over time.

Choose a Location

- The best way to spot the up-and-coming neighborhoods is to

Sold Price

DOWN 4 sales since 2017

Multi-Family Home Sales - 0

2017 Multi-Family Home Sales - 4

\$500,213 Avg Sold Price

Land:

Sold Price UP 16% since 2017

Vacant Land Sales - 1

\$500,000 Avg Sold price

2017 Vacant Land Sales - 2

\$431,350

Avg Sold price

Anna Maria Sales Team's

FOR SALE!



5200 Gulf Dr 508 ~ Martinique South

2 bed/2 bath

Gulf Views!

\$620,000

ENJOY ISLAND LIFE AT ITS FINEST IN THIS 2 BEDROOM / 2 BATH, END UNIT, GULF FRONT CONDO WITH SPECTACULAR WATER VIEWS FROM EVERY ROOM! This unit offers almost full Gulf views from the living room, lanai, and master bedroom with gorgeous views of the Intracoastal Waterway from both bedrooms and bathrooms too! That's 270 degrees of Water Views from this end unit condo!!! Additional features include hurricane shutters, a storage room, and a carport. The Martinique South is located directly on the Gulf of Mexico .

drive around the area that you like, and go farther out; the homes in these areas will likely see their value increase as well.

- Find out from local people how the town has changed, what's being built and what types of people are moving to the area.
- Pick up the local paper to obtain information about political issues, tax issues and more.
- Visit your vacation spot during each season to get a good idea of what it's like year-round.
- If you might retire in your second home one day, make sure that there is quality, accessible health care nearby and that the environment is both safe and affordable.
- Find out if there are enough places to pick up part-time work if you want or need to.
- It's always important to check out the weather, especially if you plan to use for all seasons.
- Think beyond the price tag of the home:
 1. Check out the area public schools.
 2. Consider neighborhoods just off the beaten path.
 3. Rent two or more years in a row to get the true flavor of a place.
 4. Do a test drive to the location at peak times, look for alternateroutes.

And, finally, ask yourself the following:

- Do I love one spot?
- Do I have enough time?
- Is it close enough?
- What can I afford?

Assess your lifestyle before buying a second home.

Shop and Evaluate

Take your time and have some fun finding the right vacation home for you, and be sure to view at least 10 to 15 properties before making your decision. You can check out some virtual home tours on the Internet to help you get an idea of what's out there.

- Your most valuable resource is a good realtor.

[CLICK HERE](#) to continue to full article...

To purchase your place in the sun, contact the Anna Maria Sales Team today!

The Anna Maria Sales Team

Kathleen White & Erin Joy Heckler & Jason Hrnak

www.AnnMariaSales.com

Whether buying or selling, the Anna Maria Sales Team is here for all your real estate needs.

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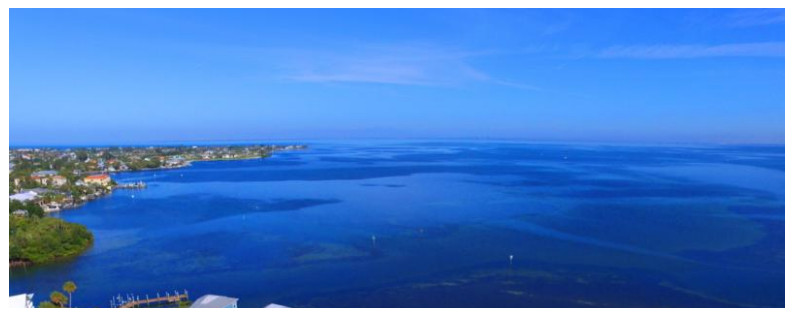
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FEATURED FOR SALE!



[...read more here.](#)



606 Baronet Ln ~ Key Royale

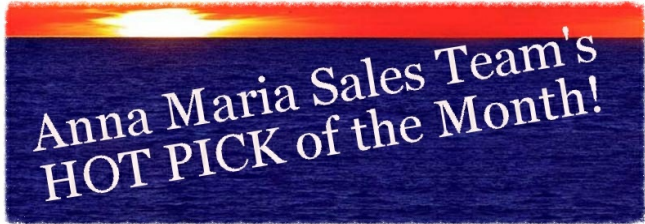
2 bed/2 bath

Ready for your Reno or Redo!

\$639,000

Welcome to the exclusive golf community of Key Royale on Anna Maria Island. This 2/2 ranch style home sits on a 1/4 + acre sized waterfront lot with plenty of room for a pool. The property features a newer concrete seawall from 2011, a sizable footprint with garage and a large Florida room ready for your custom touch. This can be your very own fixer-upper to remodel with your personal design or take this large lot and build your custom dream. The canal was recently dredged to handle larger watercrafts and you have open water access to the Bay...

[...read more here...](#)



Expert picks for great buys in today's market!
**Contact Kathleen & Erin & Jason
for more info today!**

Top Island Buys!

1. Updated pool home near beach!
2/2 ~ \$649,000
2. Adorable cottage only a block to beach!
2/1 ~ \$439,000
3. Direct Gulf front in the heart of the island!
4/4~\$1,995,000



244 South Harbor Dr #3, Holmes Beach

2 bed/2 bath

Direct Bayfront!

\$645,000

Breathtaking views abound from this spacious bayfront 2 bed/2 bath beauty! Enjoy open water views of Anna Maria Sound from every angle. Park in your own one car garage, or pull the boat into your deeded slip and relax out back in your screened lanai. Use the elevator to go all the way to the rooftop deck or anywhere in between. The open living area has views of the heated bayside pool and the Anna Maria Sound, and plenty of space to relax & enjoy! Upstairs your large master has wrap around views of the water!

[...read more here...](#)

Anna Maria Sales Team's SOLD:



WE SOLD

Sunset Villas B

\$372,000

Updated & Close to beach!

WE SOLD

529 69th St

\$700,000

Large Canal Front Pool Home!



Thinking about selling?

The market has appreciated! *If you bought just a few years ago*, your home may be worth more. We can provide information on *how much your home is worth*. Call or email us, and we can discuss recent sales and pricing possibilities with you.

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