

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

November 2018

Featured For Sale

Monthly Island Sales Stats

For Sale from AMST

Recently Sold

Featured for Sale



6250 Holmes Blvd #32, Holmes Beach FL 34217

*Loving our services? Don't forget
to tell your friends!*

October 2018

Monthly Island Sales Info



October 2018 Island Sales

Single Family Homes:

Sold Price down 29% since 2017

2018 Single Family Home Sales - 13

\$879,262 Avg Sold Price

2017 Single Family Home Sales - 12

\$1,233,583 Avg Sold price

A Traveler's First Time on AMI

Written by Moira McCarthy for the Boston Herald

**Catch the natural beauty, delicious fare and laid-back
vibe of Florida's Anna Maria Island**



Texting friends blew up my phone once I'd arrived at Anna Maria Island in Florida and shared my location on social media.

"You have to have breakfast at Ginny's & Jane E's!" one friend shared. "Bean Point Beach. You. Must. Go.," proclaimed another. "Promise me you'll walk along Bridge Street," said another. So why had they never mentioned Anna Maria Island to me before? One friend set me straight: "We love it so much we almost don't want to share it."

Condos:

Sold Price up 27% since 2017

2018 Condo Sales - 8

\$547,438 Avg Sold price

2017 Condo Sales - 11

\$431,091 Avg Sold Price

Multi-Family:

Sold price down 3 since 2017

2018 Multi- Family Home Sales - 0

2017 Multi-Family Home Sales - 3

\$816,667 Avg Sold Price

Land:

Sold Price down 1 since 2017

2018 Vacant Land Sales - 0

2017 Vacant Land Sales - 1

\$225,000 Avg Sold price

Anna Maria Sales Team's

FOR SALE!



1215 Edgewater circle, Bradenton FL 34209

3 bed/ 2 bath

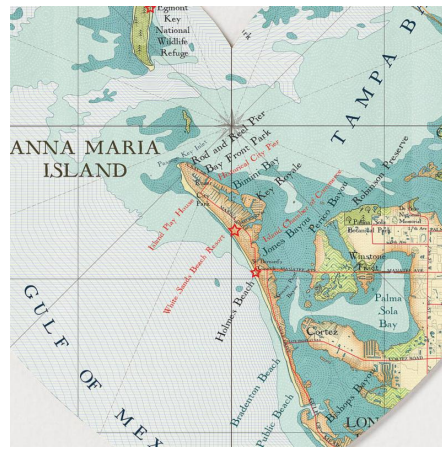
Spacious Corner Condo in Perico Bay Club

\$398,000

Breathtaking views of Palma Sola Bay from your private screened in Florida room in this bright and airy end unit condo! With cathedral ceilings and an open living space, this 3 bedroom/2 bath home is the largest floor plan in Perico Bay Club. You will especially love the new laminate flooring, coastal furnishings and the bright kitchen along with your 2 outdoor spaces and private garage. Just 2 miles from the gorgeous beaches of Anna Maria Island, this resort style community has it all: 9 heated pools and spas, 4 tennis courts....[read more here...](#)



we almost don't want to share it.



And there it is: the loveliest little island community you may never have heard of. Anna Maria Island - sometimes called Anna Maria Key - is located close to Sarasota and Tampa. Its seven miles of land is banked on the west by the Gulf of Mexico, south by Longboat Pass, east by Anna Maria Sound and north by Tampa Bay. Once you cross over the bridge to get to Anna Maria Island, you realize quickly this place is completely laid-back.

First, there's the speed limit: Almost everywhere on the island, including the "major thoroughfares," the limit is 25. You adapt to that quickly: When we left the island I screamed at my husband, "What's with the speed? You trying to break the sound barrier?" We were going 60.

We headed first to check out the beaches, and the choices are plentiful. (And the parking free at most!) We loved Manatee Public Beach for a lively vibe: Even on weekdays there were folks playing beach volleyball (set up for you) and many enjoying the waves and soft, white sand. The beach has public restrooms, outdoor showers, an ice cream spot and a cafe that serves all-you-can-eat pancakes. What more could you want? Since it looks out on the Gulf of Mexico, it's a great place to set up for the day (or afternoon) and hang out until the magnificent sunset.



Further to the south is Coquina Beach. A little more private than Manatee (but dotted with playgrounds and swings to keep kids happy), this beach is also lined with Australian pines, which create amazing, naturally shaded picnic spots. The walking and biking path along it goes on for miles, a great way to take it all in.

While all that coastline would be enough, there's plenty more. Shopping is great in two spots: Pine Avenue on the north end and Bridge Street to the south. Both areas are dotted with unique, locally owned shops where you can find artwork, beachwear and more. And the food! The friend who directed me to Ginny's & Jane E's Cafe and Gift Store was spot-on. The funky shop with a full menu served up perhaps the best breakfast sandwich (a morning twist on the Cuban sandwich) that I've ever had. We also loved a stop at The Donut Experiment. Create your own vision of the perfect doughnut and these guys make it happen.



Our favorite dinner came on our last night there. We'd had a great meal at The Gulf Drive Cafe, where you can actually dine with your toes in the sand as the sun sets. But a quick yet poorly timed thunderstorm had robbed us of that sunset view. So we



244 South Harbor Dr. #3, Holmes Beach

2 bed/2 bath

Waterfront Townhouse with private boat slip!

\$614,000

Enjoy spectacular open water views of Anna Maria Sound from every angle in this spacious 2 bed/2 bath townhouse! This end unit home invites you to unwind and relax al fresco on your private rooftop deck! Recently painted & updated exterior with HardiePlank siding and metal roof, this quiet community of six units is privately tucked on the water just a short stroll to the Gulf beaches! Park in your private 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...[read more here...](#)



returned to that Bridge Street area and grabbed a beachside table at The Beach House, noshing on locally caught seafood and soaking up that sunset. To top it off, a couple made their vows as the sun set. Perfection.

There were so many other spots too:

cocktails at the Bridge Tender Inn and Dockside Bar, with a live musician appropriately strumming Jimmy Buffett tunes. My massage at Salon Salon. "Boozy Smoothies" at Back Alley Treasures. A private and then group tennis lesson at nearby IMG Academy, where just about every tennis star ever learned. A 10-minute drive from the island, its clinics are open to visitors and can take you to the next level.

We left the island disoriented by the fast-paced world, knowing we'd be back. Keep it our secret, though...[Read more...](#) to read the 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 Leathem
www.AnnaMariaSales.com

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

Anna Maria Sales Team's SOLD:



WE SOLD

606 Baronet Lane

\$600,000

*Waterfront Home in Key
Royale*

WE SOLD

204 57th Street

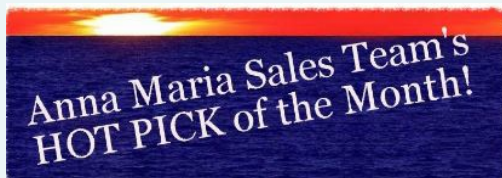
\$840,000

*Spacious Home One
Block from the Beach*



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.



Expert picks for great buys in today's market!

**Contact Kathleen & Erin
for more info today!**

Top Island Buys!

1. Turnkey Single Family Home in Key Royale!

3/2 ~ \$639,000

FEATURED FOR SALE!



Updated North Beach Village Town Home

6250 Holmes Blvd. #32, Holmes Beach

3 bed/2.5 bath

\$539,000

Just 8 houses to the beach! This home has it all... it includes everything you need for your next vacation, right down to pool floats, bikes and more! Presently the only property on the market in the centrally located quiet community of North

Beach Village. This spacious 3 bedroom, 2.5 bath town home has been fully remodeled with no detail left untouched. With a 2 car garage, game room and 4 outdoor balconies, this town home is just a short stroll from the community pool and only 2 short blocks from Anna Maria's sugar sand beaches. Weekly rentals and pets are allowed too! The unit is currently being rented 6 months a year with a gross income of up to \$35K [...read more here...](#)

2. Updated Condo with Gulf Views!

2/2 ~ \$435,000

3. Elevated Single Family Home 2 Blocks from the Beach!

3/1.5 ~ \$645,000

Anna Maria Sales Team

Find Your Place in the Sun



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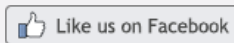
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