



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

August 2017

Recently Sold

Monthly Island Sales Stats

For Sale

Hot Pick of the Month

Featured for Sale



GULF FRONT - 4 bed/ 4 bath ~ \$2,499,900

Monthly Island Sales Info

Is Granite Going Out of Style?

July 2017



July 2017 Island Sales

Sold Price DOWN 13% since 2016

Single Family Home Sales - **21**

\$982,177 Avg Sold Price

2016 Single Family Home Sales - **20**

\$1,123,075 Avg Sold price

Sold Price UP 28% since 2016

Condo Sales - **14**

\$546,864 Avg Sold price

2016 Condo Sales- **10**

\$426,850 Avg Sold price

Sold price UP 78% since 2016

Multi-Family Home Sales - **2**

\$897,500 Avg Sold price

2016 Multi-Family Home Sales - **2**

\$502,500 Avg Sold price

Sold price UP 74% since 2016

Vacant Land Sales - **2**

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Is it true? Could granite's 30-year reign be coming to an end? We can't say for sure. In fact, we think granite remains a solid choice. After all, it's both durable and attractive - and it's become increasingly affordable too. But there's just no denying granite's seeming decline. As homeowners opt for more modern kitchen designs, they're also opting for more understated countertop alternatives.

Here's a quick look at some of the countertop's hottest contenders:

Engineered Quartz:

Perhaps granite's top competitor, engineered quartz offers the beauty of stone without the maintenance. It's tougher than granite, and it's highly resistant to scratching, cracking, staining and heat. Unlike granite, which offers the unique qualities of natural stone, engineered quartz is largely uniform; because it's engineered, there's no choice of one-of-a-kind slab. There are, however, a number of colors and designs available - from stark modern whites to options closely resembling marble. And, because engineered quartz is non-porous, it never has to be sealed like natural stone.



Wood:

Increasingly, homeowners seek and appreciate natural wood countertops - particularly easy butcher blocks and those custom-created by quality craftsmen. While wood countertops can add warmth, balance and beauty to any modern home, they also require a fair amount of maintenance. Because wood is susceptible to damage from heat and moisture, it must be sealed about once a month. The best part about wood, though, is that it can be refinished in the event that damage does occur.

\$713,888
Avg Sold price

2016 Vacant Land Sales - 2
\$410,000 Avg Sold price

Anna Maria Sales Team's
FOR SALE!



633 Estuary Dr, Perico Bay Club

2 bed/2 bath
High Ceilings & Pool Views!
\$212,000

This ground floor 2 bed/2 bath condo is the retreat you have been waiting for! Enjoy relaxing in your large family room, or on your screened porch with pool views, and never having to worry about mowing or trimming these beautifully kept grounds! The updated kitchen with granite



Soapstone:



Soapstone is an attractive, natural quarried stone that ranges from light gray to green-black in color. While the material is soft and pliable, it's also nonporous (i.e., it doesn't require regular sealing like granite). Soapstone is also resistant to stains and acidic materials. The downside to soapstone is that it is susceptible to scratches and deep indentations. Light gray soapstone will also weather and darken over time, occasionally developing a patina finish. The material comes in smaller slabs, so seams will be visible in soapstone countertops longer than seven feet.

Concrete:



Concrete countertops came onto the scene in the 1980s - and they've evolved a lot since. These days, precast concrete countertops are available in a number of different colors. Generally, they're flat and smooth, and they can run from 1.5 inches to 10 feet long. While concrete countertops have historically cracked and chipped easily, recent innovations have made them less prone to damage. Concrete is naturally strong and heat-resistant, and slabs can be sealed to prevent staining.

Stainless Steel:

There's a reason restaurants use stainless steel countertops in their kitchens. It's heat-, rust- and stain-resistant; it's easy to clean; and it won't absorb or harbor even the toughest bacteria. The downside to stainless steel countertops is that they scratch easily - and they show it too. For this reason, it's best to use a cutting board any time you're prepping food on a stainless steel countertop. Also, it's a good idea to choose a brushed stainless finish that will help conceal any marks. At first blush, you may think that stainless feels ultramodern or cold, but a balance of stainless steel and wood can create a warm, timeless and uber-functional kitchen.



Not Sure Which Countertop to Choose?

When you're remodeling your kitchen, the most important question to ask yourself is this: Are you remodeling for yourself or a potential buyer? If you're remodeling for yourself, go with what you like

countertops and under cabinet lighting, has wonderful natural light from the large corner windows. The en suite master bedroom has it's own access to the screened porch and a fantastic large walk in closet!

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



700 Jacaranda Rd, Anna Maria

4 bed/2.5 bath

Canal Front & steps to the beach!

\$1,295,000

Location, location, location... Enjoy the very best that Anna Maria Island has to offer in this gorgeous North End 4 bedroom/2.5 bath beautifully updated canal front home. ONLY 6 houses to the beach and in walking distance to the shops and restaurants on Pine Avenue-this house is an island paradise! Launch your boats, kayaks, and paddleboards right out your back door. Updated features abound throughout this picture perfect paradise including the impact windows & doors, beautiful tile and wood flooring, and expanded decking with travertine around the pebble tech heated pool.

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

best. (And if you love granite, by all means go with granite!) But if you're remodeling with an eye toward selling, we advise going with a more neutral option. You'll get the upscale look you're going for without alienating granite-tired buyers.

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

The Anna Maria Sales Team
Kathleen White & Erin Joy Heckler
www.AnnMariaSales.com

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

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FEATURED FOR SALE!



Expert picks for great buys in today's market!

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

Top Island Buys!

1. Updated home one block to beach!

2/2 ~ \$499,900

2. Great potential on over 11,000sf!

2/1 ~ \$574,900

3. Over 2000sf condo with Great Rental potential!

4/2 ~ \$629,000



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.

Welcome Aboard Jason Hrnak!

We are pleased to welcome our newest Anna Maria Sales Team member, Jason Hrnak! Jason is originally from Oshkosh, Wisconsin and has been in the island area for nearly 20 years. He loves using his years of real estate experience & background in marketing & multi-media technology to help his clients! We are thrilled to have him on board!

Jason Hrnak ~ 941-773-6572



2806 Avenue E, Holmes Beach

4 bed/4 bath

Gulf Front Rental with Two Buildings!

\$2,499,900

Nestled on a quiet street in Holmes Beach, this Gulf front gem is an island inspired beach paradise. This popular rental has breathtaking views of the gorgeous Gulf of Mexico from both buildings. The single story beach front building with 2 bedrooms and 2 full baths has a fabulous screened porch to relax and enjoy your morning coffee, or your evening happy hour. The master bedroom has Gulf views from every angle, as do the dining room and family room. The second story 2 bedroom/2 full bath back building has porch views of the Gulf, and a sitting area in the Master that takes in the beach view.

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

email: jhrnak@gmail.com



Anna Maria Sales Team's
SOLD!



WE SOLD
100 73rd St #119
\$290,000
Gulf Front Complex!

WE SOLD
8219 8th Ter
\$470,000
Beautiful Pool Home!

Anna Maria Sales Team

Find Your Place in the Sun



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