



Anna Maria Sales Team's Real Estate Report

October 2014

**Island Highlights...City
Rules & Regulations**

.....
Monthly Island Sales Stats

.....
Just Listed

.....
Recently Sold

.....
Hot Pick of the Month



October's Island Highlights... City Rules, Regulations & Resources

Monthly Island Sales Info

September 2014

Island Highlights

Anna Maria Island...



September Sales

Single Family Home Sales - 6

\$727,667 Avg Sold price

Condo Sales - 9

\$333,389 Avg Sold price

Multi-Family Home Sales - 5

\$402,200 Avg Sold price

September New Listings

Single Family Homes - 22

\$789,791 - Avg List price

Condos - 8

\$380,100- Avg List price

JUST LISTED!

Did you know?

Island City Rules, Regulations & Resources

With the recent changes in rules and permitting in the city of Anna Maria, we thought we would share some basic information about the island and how to find out the latest real estate related regulations. Residents are very vested in this great community, and the benefit of that is active involvement in local government and area entities.

Located in Manatee County, Florida, Anna Maria Island's full time population is approximately 8500 residents. Its seven miles of beauty are divided into three municipalities. The island is comprised of the cities of Anna Maria, Holmes Beach and Bradenton Beach. Each has its own government agencies, including separate police forces and city commissions.

Each city also has its own rules and regulations pertaining to real estate. Stay informed of zoning and permitting guidelines by checking in with the city where your property is located. When you are in town, City Commission meetings are always a good way of learning what is currently being addressed. The city web sites and offices are also great tools to keep you informed.

BRADENTON BEACH

The southern-most city on the island is Bradenton Beach. This beautiful little haven is the home to Bridge Street, where premium shopping and dining are all just a charming stroll away. Bradenton Beach is the most densely populated island city and hosts the majority of the island's condominiums. This very desirable vacation destination offers easy access to miles of gorgeous beach and countless benefits for any holiday respite. To find out about the city's zoning, permitting and other regulations, visit www.cityofbradentonbeach.com, or contact City Hall at:

Bradenton Beach City Hall
107 Gulf Drive North
Bradenton Beach FL 34217
Main Number: 941.778.1005
Fax: 941.778.7585
General Email: info@cityofbradentonbeach.com

Mayor (William (Bill) Shearon)
Phone: 941.778.1005 ext. 229
Fax: 941.778.7585
Email: mayor@cityofbradentonbeach.com

HOLMES BEACH

The City of Holmes Beach is centrally located on Anna Maria Island and is the largest of the three island municipalities. This easy-to-get-to destination boasts the large public beach at the end of Manatee Avenue, world class dining and miles of Gulf front property. Single family homes make up about two thirds of the



Canal Front Lot

Anna Maria -

\$449,000

Build your dream house on this gorgeous Anna Maria lot in a quiet spot, only 2 blocks to the beach, and priced to sell...

[Learn More](#)



2 bed/ 2 bath Villa

Perico Bay Club

\$230,000

Bright & beautiful, this 2 bed/2 bath villa is a perfect Florida getaway! From its eat-in kitchen, to its enclosed lanai, this private sanctuary has it all...

[Learn more](#)

population here. Both commercial and residential options are in high demand in Holmes Beach. The island's central shopping areas and A-rated elementary school, as well the major island library, and chamber of commerce are all located here. To stay informed about the latest news and information in Holmes Beach visit: www.holmesbeachfl.org, or contact City Hall at:

City of Holmes Beach
5801 Marina Drive
Holmes Beach, Florida 34217
Phone: (941) 708-5800
Fax: (941) 708-5812
General Information - info@holmesbeachfl.org
Customer Action Line - 941-778-5801
Building Dept. - 941-708-5800
Public Works Dept. - 941-708-5768

Mayor - Carmel Monti
941-708-5800 (ext. 227)
Email: mayor@holmesbeachfl.org

ANNA MARIA

The northern most city on the island is Anna Maria. This lovely little enclave is characterized by a majority of Single Family Homes and has a lower population density, making for a great biking and strolling atmosphere. Take in the shops and restaurants on and around Pine Ave, or dine at one of the classic piers. Easy beach access to both the Gulf and Bay, and some of the most beautiful views on the island, make Anna Maria a highly sought after locale. Stay informed of city codes and guidelines by visiting: www.cityofannamaria.com or contacting City Hall at:

Anna Maria City Hall
P.O. Box 779
10005 Gulf Drive
Anna Maria, Florida 34216
Tele: (941) 708-6130
Fax: (941) 708-6134

Mayor:
SueLynn, Mayor
ammayor@cityofannamaria.com

Building Department
Building Official - Bob Welch - Ext. 28
ambo@cityofannamaria.com
Planner - Alan Garrett - Ext. 27
amplanner@cityofannamaria.com
Admin Assistant - Char Patterson - Ext. 25
ambldg@cityofannamaria.com

SOLD!

SOLD -

312 58th St - \$471,000

Beautifully updated & furnished 3/2 on large, private lot



SOLD -

519 South Dr - \$725,000

Gorgeous 3/2 Anna Maria canalfront home on beautiful Bimini Bay

SOLD -

628 Foxworth Ln - \$585,000

Great 3/2 canal front home in exclusive Key Royale

SOLD -

1325 Gulf Dr 230 - \$200,000

Great Rental! 2/2 condo directly across from the Gulf



Expert picks for great buys in today's market!

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

Great Investment-

Renovated 2/2 condo in exclusive 4-plex that allows weekly rentals - a frisbee throw to the beach -

ONLY \$365,000

Great Value-

5000 sf Vacant Lot centrally located & R1 zoned! Build your own home or your income with the perfect rental property! **ONLY \$259,900**

For all the latest island news, you can also rely on the island newspapers. There are two newspapers distributed weekly on Anna Maria Island. You can have them each sent to you at home, or check in with their websites and social media feeds.

NEWSPAPERS

The Islander can be found at www.islander.org and on Facebook at www.facebook.com/Islandernewspaper, and Twitter at www.twitter.com/ami_islander.

The Anna Maria Island Sun can be found at www.amisun.com.

Just as the tides ebb and flow off the island, times change and rules and regulations are effected. Make sure to use all your resources, and you will be an educated real estate consumer.

The Anna Maria Sales Team

Kathleen White & Erin Joy Heckler

www.AnnaMariaSales.com

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

Contact :

Kathleen White

941-773-0165

KWhite35@tampabay.rr.com

or

Erin Joy Heckler

941-448-5616

Erin@IslandReal.com

Great Potential-

Holmes Beach duplex home ready for your reno-so close to the beach, make it a seasonal or annual rental, or update and make it your own! Easy beach access right around the corner! **ONLY \$369,900**

Great Location-

Anna Maria 2/2 sfh across from the island's best beaches. **ONLY \$569,900**

Anna Maria Sales Team

"The Anna Maria Sales Team ~ your Island experts for your Island life..."



Kathleen White
941-773-0165

KWhite35@tampabay.rr.com



www.AnnaMariaSales.com



Erin Joy Heckler
941-448-5616

Erin@IslandReal.com

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Anna Maria Sales Team | 6101 Marina Dr | Holmes Beach | FL | 34217