



## Anna Maria Sales Team's Real Estate Report

*April 2015*

**Island Highlights...Island  
Tides**

.....  
**Hot Pick of the Month**

.....  
**Monthly Island Sales Stats**

.....  
**Just Listed**

.....  
**Recently Sold**



The Island Tides

## Monthly Island Sales Info

### March 2015



#### March Sales

2015 -

**Sold Price up 11.7% since 2014**

**Single Family Home Sales- 21**

**\$802,047** Avg Sold price

**2014 Home Sales - 22**

**\$718,114** Avg Sold price

2015 -

**Sold Price up 21.7% since 2014**

**Condo Sales - 12**

**\$342,708** Avg Sold price

**2014 Condo Sales- 12**

**\$281,533** Avg Sold price

2015 -

**Sold Price up 11.3% since 2014**

**Multi-Family Home Sales - 1**

## Island Highlights

### Anna Maria Island...

#### Exploring the Island Tides



As a Gulf front community, Anna Maria Island's business and leisure er the changing tides. The moon's pull on the water, while also affecting p industry, has an impact on the really tough decisions like: where to sit o to fish, or when to put the boat in the water.

Living at the beach has so many positive aspects.

Watching the tides change, and planning your days around them, are ju wonderful things about being a part of a beach community. Whether y beach from your island place, or watch it right out your window, enjoyi of the tide is a great way to appreciate life on Anna Maria Island.

When the tide recedes it is always fun to take a beach walk and enjoy the exploration. The wildlife and flora have some beautiful r water's path. See the shells and sea life in their natural habitat. Watch follow the change. The shells, the sea grass, the sand shifts, and the tid illustrate the beautiful effect the tide has on the beach. Anna Maria Isla

**\$360,000 Avg Sold price**

**2014 Multi-Family Home Sales - 3**

**\$323,333 Avg Sold price**

**2015-**

**Sold Price up .85% since 2014**

**Vacant Land Sales - 3**

**\$400,000 Avg Sold price**

**2014 Vacant Land Sales - 3**

**\$396,667**

**Avg Sold price**

Anna Maria Sales Team's

**FOR SALE!**



**1 bed/1 bath**  
**Silver Sands Gulf Front Resort**

barrier islands that make up more than 700 miles of Florida's coast. It is also an important marine habitat that supports commercially important fish species, as well as birds, sea turtles and other wildlife species. These barrier Islands are home to more than 35 species of rare, threatened or endangered plants and animals, and play an integral part in conservation. A simple walk on the beach here can show you amazing things.



When exploring the beach, remember these simple rules from the Ocean Institute:

**RULES FOR GENTLE  
TIDEPOOL EXPLORATION**

- \*Never remove animals, shells or rocks from the beach
- \*Never pick up animals...observe them with binoculars
- \*Walk gently, taking care not to step on plants or animals

\*Never turn over rocks.

\*Never Pick up moving shells.

If you prefer your exploration on the water, hop in the boat at low tide and you won't see at high tide. There are a bevy of them around the island and flock to them too. They are all around the island and include some that are more common than others. In 1905 President Roosevelt named Passage Key, the sandbar off the North End of the island, as the second National Wildlife Refuge. Just past there is a great day trip destination at Egmont Key, which has a role in your arrival location. There is fun to be found at each tide. High tide offers great fishing spots, and easy channel navigation, like under the Manatee Causeway to Anna Maria Sound, where the dolphins love to dance in the shallows. Plan your island walks and boating exploration, or your time for toes in the sand with the tides in mind.





## price reduced ~ \$269,000

You've found the perfect beach getaway! This is a GREAT rental - **over \$29k in 2014!** This bright & open 1 bed/1 bath ground floor condo has everything you need to enjoy your time on the Gulf. Be a part of Silver Sands gulf front resort...

[Learn More...](#)

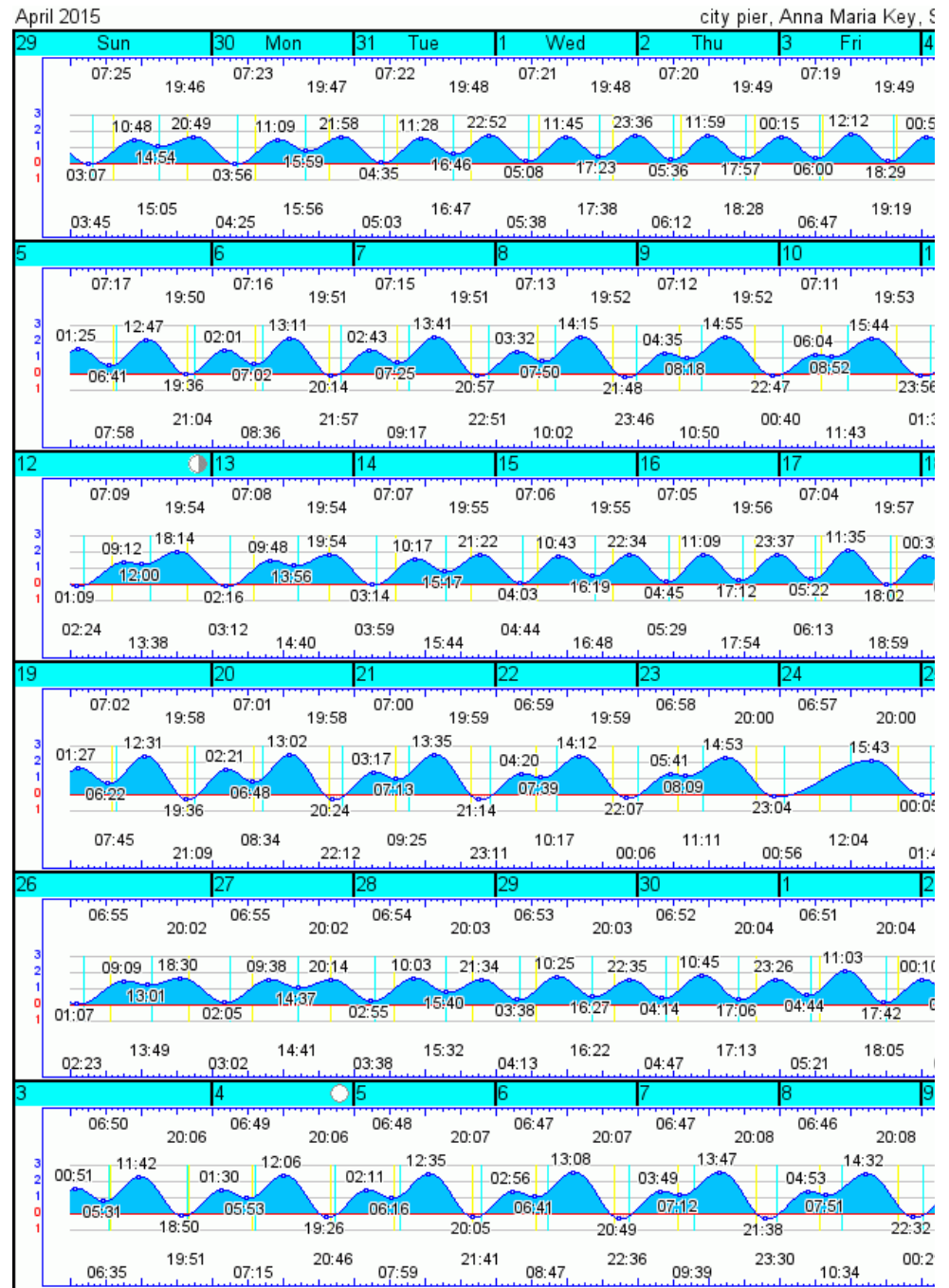


## 3 bed/ 3 bath waterfront home Harbour Isles

### price reduced ~ \$549,000

This beautiful Coach style home shows like a model! Exclusively available Nassau design is a stunning 3 bed/3 bath home in Harbour Isle, a gated waterfront community on Anna Maria Sound with all the amenities! Come enjoy the incredible views from your private sun room...

[Learn More...](#)



April 2015 Anna Maria Island Tidal Chart



**2 bed/ 2 bath Villa**  
**Perico Bay Club**  
**price reduced ~ \$225,900**

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.....](#)



**Contract Pending!**

**4 unit beach resort**  
**DIRECT GULF FRONT**  
**\$1,850,000**

Direct Gulf Front property located in the heart of the island! Beautiful views & unlimited potential!

The beaches of Anna Maria are world renowned. We enjoy the beauty of a laid back lifestyle, and the warm Florida sun. Everywhere you look, you are teeming with life...from manatees in the waters of the marina, to sting rays and birds flocking on the quiet shorelines. The exploration and the opportunity to breathe in the salty air, enjoy the Gulf breeze, and keep your eyes open to the surroundings you with the ebb and flow of each tide.

To purchase your dream spot, contact us today!

***The Anna Maria Sales Team***

*Kathleen White & Erin Joy Heckler*

*www.AnnaMariaSales.com*

*Whether buying or selling, the Anna Maria Sales Team can help with all your real estate needs.*

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## Anna Maria Sales Team's **SOLD!**

### **WE SOLD -**

**1325 Gulf Dr 122 -**

**\$233,000**

Fabulous 2/1 in great Beach to Bay community!

### **WE SOLD -**

**106 & 108 Tern**

**\$700,000**

Wonderful canal front lots in beautiful Anna Maria!



Expert picks for great buys in today's market

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

### **Great Value-**

*Adorable 2/1 duplex home - a hop, skip & a jump to beach & bay -*

**ONLY \$599,000**

### **Great Investment-**

*Adorable 4/2.5 villa with a pool & great rentals!*

**ONLY \$649,000**

### **Great Potential-**

*Near beach & bay this 2/2 has plenty of room!*

**ONLY \$409,900**

### **Great Location-**

*Gorgeous property with all the amenities in a wonderful Gulf Front community! !*

**ONLY**

**\$1,299,000**

# Anna Maria Sales Team

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



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