



Anna Maria Sales Team's Real Estate Report

Find your Place in the Sun

July 2016

AMI Real Estate

Recently Sold

Monthly Island Sales Stats

For Sale

Hot Pick of the Month

Featured for Sale



Tropical Paradise - 3 bed/ 2 bath Home!

Monthly Island Sales Info

June 2016

Island Highlights
Anna Maria Island...



June 2016 Island Sales

Sold Price up 5% since 2015

Single Family Home Sales - 20
\$804,029 Avg Sold price

2015 Single Family Home Sales - 19
\$768,921 Avg Sold price

Sold Price down 8% since 2015

Condo Sales - 10
\$376,350 Avg Sold price

2015 Condo Sales- 15
\$407,633 Avg Sold price

Sold Properties down since 2015

Multi-Family Home Sales - 0

2015 Multi-Family Home Sales - 2
\$427,500 Avg Sold price

Sold Price down 37% since 2015

8 Easy Ways to Boost Your Home's Value

HGTV.com
 by Caren Baginski



- **Tune Up Home Systems** When it's time to sell, can you show that you've maintained your residence? Beyond fresh coats of paint, buyers want to see that your home's HVAC is fully functional.
- **Power Wash Dirty Siding** You don't need to live in a construction zone for the exterior of your house to accumulate dust, grime and even mold, a very unwelcome visitor and home value killer. Brighten and cleanse your home's exterior by having a professional power wash as needed.
- **Create Curb Appeal** A yard full of weeds is more than an eyesore - neglected landscaping can lower your home's worth. "Updating the exterior of your home can be a quick and easy way to build instant value," says Jenna Fulk, broker associate with PorchLight Real Estate Group in Denver.

Vacant Land Sales - 3
\$397,667 Avg Sold price

2015 Vacant Land Sales - 1
\$545,000 Avg Sold price

Anna Maria Sales Team's
FOR SALE!



201 35th Street #2

1 Bed / 1 Bath
Steps from the beach!
\$299,900

Imagine being just steps to the gorgeous sugar sand of Anna Maria Island from your own perfect hideaway! This open 1 bedroom/1 bath condo set right off the courtyard, offers you great living space, your own patio, a large pool and all just across a quiet street from the Gulf beaches...[read more](#).



- **Paint and Caulk (Interior and Exterior)** "The most bang for your buck comes from a fresh coat of paint, which can freshen the looks and smells of an entire house," says Hebeler. If you have a stale-smelling house, many eco-friendly paints (ranging from \$30 to \$90 a gallon) now contain compounds that absorb

and improve air quality in a home.

- **Add a Steel Entry Door** One of the easiest changes you can make to your home is right in front of you: the entry door. Boost value and security with a replacement steel entry door that will recoup 100 percent of its cost during resale.



- **Give Kitchen Cabinets a Facelift** With some elbow grease, a few gallons of paint and new drawer pulls, you can bring kitchen cabinetry into the twenty-first century without breaking the bank.

- **Expose Hardwood Floors** If what's lurking under worn-out carpets are hardwood floors, then by all means nix the carpet! Pulling up staples takes patience, but your work will be worth it when those wood floors are exposed.
- **Remove Popcorn Ceilings** Used in the late 1950s to '80s, this stucco ceiling became popular to hide imperfections, but in today's housing



100 35th St. #119

1 bed/1 bath
Great Rental!
\$325,000

Imagine waking up to the Gulf breeze, breathing in the salt air while sipping your morning coffee from your spacious balcony. Coconuts is your own oasis in island paradise. Inside this second level unit the cathedral ceilings and ample natural lighting really magnify your living area. The bedroom is spacious enough to occupy 2 beds with...[read more.](#)

market it screams outdated - and that's exactly why it has to go. "A home that looks modern will fetch a more modern home value," says Matt Blashaw, host of Money Hunters on DIY Network, who recommends removal.

You don't need a big budget to get a big return on your home's value. Invest in these inexpensive and easy updates - most less than \$200!

Want to read the whole article? Check it out here.
www.hgtv.com/8Steps

*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.AnnamariaSales.com

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

Kathleen White

941-773-0165

KWhite35@tampabay.rr.com

Erin Joy Heckler

941-448-5616

Erin@IslandReal.com

FEATURED FOR SALE!



5610 Gulf Drive #3

2 bed/2.5 bath
On the Beach!
\$869,900

SELLER MOTIVATED!!! BRING AN OFFER! Direct Gulf Front with your very own walkway to the sugar sand beaches of Anna Maria Island! Hidden Cove is a small community nestled in Holmes Beach and consists of only 6 units. This 2 bed/2.5 bath two story condominium is fully updated and move-in ready with an outstanding rental revenue proven year after year. The home is filled with upgrades including granite,...[read more.](#)

**Anna Maria Sales Team's
HOT PICK of the Month!**

Expert picks for great buys in today's market!



3 bed/2 bath

Tropical Pool Home
\$649,000

Welcome to your island oasis! Enjoy the tropical island vibe of this 3 bedroom/2 bath pool home just a short walk to the sugar sand beaches of Anna Maria Island! The split floor plan invites everyone to enjoy their space in their large bedrooms and updated baths...[read more.](#)

Anna Maria Sales Team's

SOLD!

Contact Kathleen & Erin for more info today!

Great Investment-

3/3 remodeled pool home in Anna Maria only a block to the beach with great rental potential!

ONLY \$849,000

Great Value-

2/2 canal front home!

ONLY \$560,000

Great Potential-

2/2 elevated home in city of Anna Maria!

ONLY \$629,900

Great Location-

2/1.5 condo with direct Gulf views & private Gulf beach!

ONLY \$524,000

WE SOLD

229 Chilson Ave

\$1,153,500

Ideal Island Location

WE SOLD

208 Haverkos Ct

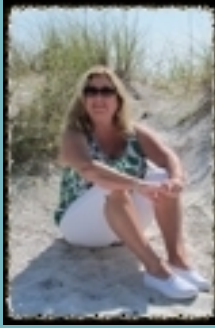
\$575,000

Great Pool Home



Anna Maria Sales Team

Find Your Place in the Sun



Kathleen White
941-773-0165

KWhite35@tampabay.rr.com



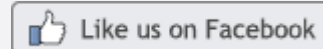
www.AnnMariaSales.com



Erin Joy Heckler
941-448-5616

Erin@IslandReal.com

STAY CONNECTED



Island Fun, Facts & Photos...
Facebook.com/AnnaMariaSalesTeam

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

SafeUnsubscribe™ {recipient's email}

[Forward this email](#) | [Update Profile](#) | [About our service provider](#)

Sent by kwhite35@tampabay.rr.com in collaboration with

Constant Contact® 

Try it free today