



Anna Maria Sales Team's Real Estate Report

Find your Place in the Sun

April 2016

AMI Real Estate

Monthly Island Sales Stats

For Sale

Hot Pick of the Month

Recently Sold



[Featured FOR SALE - 505 South Bay](#)

Monthly Island Sales Info

Island Highlights

April 2016



March 2016 Island Sales

Sold Price up 21% since 2015

Single Family Home Sales - 19

\$969,039 Avg Sold price

2015 Home Sales - 29

\$802,047 Avg Sold price

Sold Price up 17% since 2015

Condo Sales - 7

\$400,000 Avg Sold price

2015 Condo Sales- 11

\$341,136 Avg Sold price

Sold Price up 86% since 2015

Multi-Family Home Sales - 3

\$668,667 Avg Sold price

2015 Multi-Family Home Sales - 1

\$360,000 Avg Sold price

Anna Maria Island...

Sea Turtles and their babies are back on AMI

From May 1st until October 31st

*Sources: Anna Maria island Turtle Watch and Shorebird Monitoring
Anna Maria Sun Newspaper*



Five species of Sea Turtles swim and feed around Anna Maria Island. Our most common nester on our shoreline is the Loggerhead. AMI is seven miles long and located just south of Tampa Bay on the central West Coast of Florida. From May to October, sea turtles, visiting summer guests and island residents share AMI and call this island home.

Turtle Tips:

During sea turtle season, May 1 - October 31st, please follow these tips:

- Turn off lights visible from the beach and close blinds from sundown to sunrise; lights confuse nesting sea turtles and may cause them to go back to sea and drop their eggs in the water where they won't hatch. Light can also attract hatchlings away from the water.
- Don't use flashlights or camera flashes on the beach at night.
- Remove all objects from the sand from sundown to sunrise; they can deter sea turtles from nesting and disorient hatchlings.
- Fill in the holes you dig in the sand before leaving the beach; they can trap nesting and hatching sea turtles, which cannot live long out of the water.
- Don't use sky lanterns or fireworks; they litter the beach and the Gulf.
- Do not trim trees and plants that shield the beach from lights.
- Never touch a sea turtle; it's the law. If you see people disturbing turtles, call the Florida Fish and Wildlife Conservation Commission's Wildlife Alert hotline at 888-404-FWCC.

Sea turtles clearly play an important role in our marine ecosystems. Each sea turtle species uniquely affects the diversity, habitat and functionality of its environment. Whether by grazing

Sold Price up 16% since 2015

Vacant Land Sales - 1

\$465,000 Avg Sold price

2015 Vacant Land Sales - 3

\$400,000 Avg Sold price

Anna Maria Sales Team's FOR SALE!



2907 Ave F

**4 bed/4 bath
Luxury Gulf Front Home
\$3,595,000**

Here is your opportunity to own a new low maintenance/high performance luxury Gulf front home complete with swimming pool and hot tub on Anna Maria Island. Construction completed in May 2015. This home is custom from the designer cabinetry, granite and marble surfaces...[Learn more...](#)

on sea grass, controlling sponge distribution, feasting on jellyfish, transporting nutrients or supporting other marine life, sea turtles play vital roles in maintaining the health of the Gulf of Mexico and the shoreline of Anna Maria Island.



Sea turtles eggs directly and indirectly affect the vegetation, species distribution and stability of sandy shorelines. By supplying concentrated source of high quality nutrients, sea turtles improve their own nesting beaches. Limited nutrients in dune ecosystems, such as nitrogen, phosphorus and potassium are partially provided to the ecosystem by unhatched sea turtle eggs. These vital nutrients allow for the continued growth of vegetation and subsequent stabilization of beach dunes. Plant growth not only helps to stabilize the shoreline, but also provides food for a variety of plant eating animals and therefore can influence species distribution. Dune stabilization also helps secure out beach front homes...[Read more....](#)





208 Haverkos

3 bed/2.5 bath

Location and Space!

\$579,000

Enjoy island living in this furnished 3 bed/2.5 bath pool home! It is the perfect marriage of location and space. Nestled in a private neighborhood, this lovely home is only a few blocks from the beautiful sand beaches and some of the best dining and shopping on the island..[Learn more..](#)

*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!

Spacious Custom Home with Breathtaking Bay Views



Coming soon!

**3 bed/2 bath
Island Oasis
\$629,000**

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. Enter into the spacious family room, den and office space and relish that this home has plenty of space...[Learn more...](#)



**5 bed/5 bath
Single Custom Family Home
\$1,980,000**

Welcome to Paradise! Unbelieable open, bright space with 3200 sq. ft. and gorgeous Bay views! Brew your coffee in the chef's kitchen of this spacious 5 bedroom/5 bath waterfront home with new seawall and dock. Step out onto one of your four picturesque porches and take in your bay and canal views. With fabulous sunrises over the Bay and relaxing....[Read more....](#)



Expert picks for great buys in today's market!

Just Listed!

Contact Kathleen & Erin for more info today!

Great Investment-

2/2 with lots of potential in Key Royale!

ONLY \$575,000

Great Value-

4/4 ground level ranch!

ONLY \$620,000

Great Potential-

2/1 close to the beach on the North End!

ONLY \$389,500

Great Location-

3/2 turnkey with heated pool

ONLY \$399,500

Anna Maria Sales Team's

SOLD!

WE SOLD

7402 Palm

\$420,000

3/2 Family Retreat a short walk from the beach

WE SOLD

201 69th

\$559,900

Spacious Duplex 120 steps from the beach

WE SOLD

1115 Gulf

\$255,000

Single Family Home in Manasota Key



2 bed/2 bath

Canal Front Single Family Home

\$521,000

Come make this 2 bed/2 bath canal front home your own! Nicely situated on a beautiful quiet street, this classic Florida home is ready for your customer touches or start new on this large lot with open water access. Solid block construction offers a great footprint for updating and plenty of room for a pool! [Learn more...](#)

Upcoming on Anna Maria Island: Food and Wine on Pine

Food and Wine on Pine, the Island's premier culinary and cultural event is set for May 7th with a rain date of May 8th on picturesque Pine Avenue in Anna Maria, where guests will experience the area's finest food, wine, art and music.



6th ANNUAL

Food and Wine on Pine

May 7
11:30am - 6:30pm

FOOD, WINE, ART & MUSIC
HISTORIC PINE AVENUE, ANNA MARIA ISLAND

- 20+ Local Restaurants • 40 Juried Artists • Over 30 Musical Performances
- 30 Wineries • Craft Beers • Historical Character Skits • Children's Activity Area

Park & Ride Free Trolley
Parking available at Anna Maria Island Community Center & CrossPointe Fellowship Church

www.foodandwineonpine.com • For info call 941.778.8705 • Rain date May 8
www.facebook.com/events/1523073181325036/

Includes a Kentucky Derby Experience At Pine Avenue Downs! Hat Contest! Races Televised! ATMs on site

The event will include unique offerings from more than 20 area restaurants, 30 upscale wines, craft and domestic beers, 32 juried artists, more than 30 musical acts, actors portraying Anna Maria's historical characters and for the kids an art tent and an activity area.

Admission is \$5 and includes a wine glass and food tray. Food and beverage tickets are \$1 each and ATM access is available. Wine and beer are available as a tasting for one ticket or by the glass....[Read More....](#)

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