

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

October 2017

Monthly Island Sales Stats

For Sale

Hot Pick of the Month

Recently Sold

Featured for Sale



Tortuga Inn 164 - 2 bed/ 2 bath ~ \$489,000

October 2017 Monthly Island Sales Info



October 2017 Island Sales

Sold Price UP 15% since 2016

Single Family Home Sales - **11**

\$1,030,318 Avg Sold Price

2016 Single Family Home Sales - **17**

\$894,382 Avg Sold price

Sold Price UP 48% since 2016

Condo Sales - **10**

\$689,150 Avg Sold price

2016 Condo Sales- **11**

\$465,091 Avg Sold price

Sold Price DOWN 32% since 2016

Outfit a Beach House from Deck to Drawer Knobs

*By Laura Gaskill
Houzz Contributor, Houzz.com*

Whether you are in the process of fixing up a beach house or dream of owning one, this is chock-full of ideas for fixing up your getaway. Here you'll find products, ideas and color schemes, from outdoor showers and wraparound decks to paint colors inspired by the sand and sea.



Photo by Butler Armsden Architects - Discover patio design inspiration

The best beach houses exude an easy outdoor-living vibe, and that means decks, and lots of them. If you are renovating a beach house, surrounding it with decking is a must.

Multi-Family Home Sales - 1
\$737,000 Avg Sold Price

2016 Multi-Family Home Sales - 2
\$932,500 Avg Sold price

Sold 1 more property since 2016
Vacant Land Sales - 1
\$465,000 Avg Sold price

2016 Vacant Land Sales - 1
\$560,000 Avg Sold price

Anna Maria Sales Team's
FOR SALE!



2806 Ave E, Bradenton Beach

4 bed/4 bath

Direct Gulf Front!
\$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.](#)



207 64th St, Holmes Beach

2 bed/2 bath
Steps to the beach!

Go with teak for a classic look that will weather to a faded gray over time, or choose hard-wearing composite decking.



Browse more outdoor wall lights and scones on Houzz
Deck Light | Design Within Reach - \$425

Classic nautical-style outdoor light fixtures look right at home on beach houses of all kinds. This one from Design Within Reach is stunning and would work equally well indoors.

Find outdoor lights for your home
Copper Metal Outdoor Light - \$39.99

This adorable copper outdoor light provides plenty of beach chic for less than \$40.



Photo by Siemasko + Verbridge - Search living room pictures

Think flexible, open and easy. If your current setup has many small rooms, consider working with a pro to tear down a few walls and open up the space.

FLOR



Browse more carpet tiles on Houzz

Side by Side Carpet Tile - \$13.99

With salt, sand and damp towels, the floors of a beach house take quite a beating. Avoid wall-to-wall carpeting, which will only drive you nuts - instead, consider carpet tiles where you want a bit of color and softness. They are stain resistant, and you can replace each one as needed.

Ceiling Fan Universe

Explore ceiling fans on Houzz

Emerson Electric CF765 60-

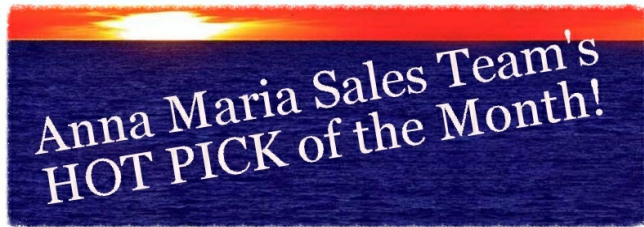
Inch Left Ceiling Fan - \$84.99



Steps to the beach.
\$695,000

This 2 bed/2 bath home hosts a world of possibilities! A short stroll to the white sand of the Gulf beach, this spot lets you create your island dream! The open floor plan leads to a screened porch equipped with new (2016) remote controlled hurricane shutters and doors. Feel the breeze of the island from front to back! Priced under appraised value you can expand the wrap around porch, add a pool, update the original floor plan on this 8555sf lot to make your dream a reality! Let your creativity loose and enjoy your own slice of paradise - and all within walking distance to the free trolley, and gorgeous sunsets on the beach!

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



Expert picks for great buys in today's market!

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

Top Island Buys!

1. Excellent location with lots of potential. Keep earning income as a vacation rental duplex or do a full remodel and convert this duplex into a 4 bed / 3 bath single family home.

2x2/1 ~ \$665,000

2. Unlimited potential in a popular vacation destination, just steps from the beach with immediate income!

3x1/1 & 1 efficiency~ \$1,048,800

3. This 7500 sq ft lot is a perfect location to build your dream home, on a canal, on the north end of the island! Ask us how to make your dreams a reality!

\$549,000

Anna Maria Sales Team's

SOLD!



WE SOLD

7316 Gulf Dr 8

\$1,225,000

Gulfview Condo!

WE SOLD

3002 Yarmouth Dr

\$192,000

Beachy 2 bed home!

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

13" Inch Loft Ceiling Fan - \$249
A great fan (or two or more)
is a must in a sultry climate.

Swap wobbly, noisy old ceiling fans for sleek new models like this gorgeous and extremely powerful

version from Emerson Electric.



IKEA



Buy pendant lights on Houzz

Maskros Pendant Lamp - \$49.99

A statement light fixture is a fun touch, especially in a great room with high ceilings. This pendant light from Ikea is a designer favorite yet costs only 50 bucks.

[Read more on AnnaMariaSales.com...](#)

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

The Anna Maria Sales Team

Kathleen White & Erin Joy Heckler & Jason Hrnak

www.AnnaMariaSales.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!



1325 Gulf Dr 164 ~ Bradenton Beach

2 bed/2 bath

Bayview unit at Tortuga Inn !

\$489,000

MOTIVATED SELLER! BRING OFFERS! BEAUTIFUL BAY VIEWS! Tortuga has it all... This spacious and grand 2 bedroom/2 bath bay view condo beckons you to enjoy the beach life! With water views and wonderful natural light, this bright and open space has room for relaxation and enjoyment! The large master suite is open to the enclosed deck with views of the bay. The split bedroom plan allows your guests their own en suite and private entrance.

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



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.

Anna Maria Sales Team

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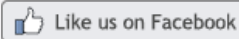
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