

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

May 2018

Featured For Sale
Recently Sold
Monthly Island Sales Stats
For Sale from AMST
Hot Pick of the Month

Featured for Sale



104 Beach Avenue ~ 4 bed/3.5 bath ~ \$2,950,000.00

May 2018

Monthly Island Sales Info



April 2018 Island Sales

Single Family Homes:

Sold Price UP 1.2% since 2017
 2018 Single Family Home Sales - **26**
\$941,612 Avg Sold Price

2017 Single Family Home Sales - **26**
\$930,423 Avg Sold price

Condos:

Sold Price down 1.47% since 2017
 2018 Condo Sales - **52**
\$765,262 Avg Sold price

2017 Condo Sales- **39**
\$776,641 Avg Sold Price

Multi-Family:

Sold 2 more than 2017
 2018 Multi-Family Home Sales - **2**
\$537,500 Avg Sold Price

Remodeling a Kitchen for Resale

A kitchen can make or break the sale of a house. Get six tips on turning your kitchen into buyer bait.

From HGTV



For potential buyers, the kitchen is the room that can make or break the

2017 Multi-Family Home Sales - 0

Land:

Sold Price UP 16% since 2017

2018 Vacant Land Sales - 1

\$750,000 Avg Sold price

2017 Vacant Land Sales - 5

\$646,300 Avg Sold price

Anna Maria Sales Team's

FOR SALE!



5400 Gulf Drive #2

**1 bed/1 bath
Great location!
\$359,000**

Enjoy island life in a gorgeous setting at this wonderful gulf front complex! This beautifully updated and meticulously maintained 1 bed/1 bath ground floor end unit condo has everything you'll ever need. Featuring an open floor plan with a modern kitchen and breakfast bar, beautiful terrazzo floors, as well as a washer and dryer. There is also a storage closet that is perfect for storing your grill and beach toys...[read more here.](#)



813 South Bay Blvd, Anna Maria

**3 bed/3 bath
On a huge lot with 4 car garage!
\$879,000**

This 3 bed/3 bath beach haven on a huge 13,000 sq. ft. lot in

sale. An upgraded, attractive kitchen can make your home irresistible. Ideally, your kitchen renovation should earn a 70 percent return on investment when you sell your home. But this depends on the features you choose, how much you spend remodeling and whether your priority is to create a dream kitchen for yourself or a kitchen that will appeal to potential buyers.

Remodeling for resale means choosing materials that appeal to the masses. This means opting for stainless steel appliances that are high quality rather than professional-grade models. Spend on functional features like pantry drawers, soft close cabinet drawers and doors, waste-recycling cabinetry. But don't over-personalize the space. You may appreciate the art-deco drawer pulls that cost \$50 a pop, but will buyers care? Probably not.

The biggest mistake homeowners make is spending more on the remodeling project than their home value can support. Don't expect to get optimum return on a \$65,000 kitchen if the home is valued at \$300,000. Generally speaking, you can spend between 6 and 10 percent of the total home value and get fair returns. You also can be too thrifty and overlook items that buyers look for in your price range (...)

6 Tips To Make Your Kitchen Appeal to Buyers

Consider these tips when remodeling your kitchen for resale:

1. Talk to real estate professionals. Ask a local real estate agent about kitchen must-haves in your neighborhood. Find out what attracts buyers, and what repels them. "Research what is being marketed by the real estate professionals in your area and buy those," Bauer-Kravette advises. "Sometimes, it is simply a finish color that is important (stainless steel is still popular); sometimes it is a brand name."

2. Keep the style and color scheme simple. Think neutral for counter tops, cabinets, floors, backsplashes and appliances. By neutral, we don't mean white. Go natural and subdued. Choose surfaces and fixtures that blend with many styles. "Select counter tops and cabinets that are not busy or loud," advises Jorge Castillo of Jorge Castillo Design in Shaker Heights, Ohio, and Miami, Fla. "Simplicity is the key."

3. Avoid extremes. The exotic wood cabinetry, the \$10,000 range, the separate refrigerator and freezer units - is it necessary or luxury? You decide. Don't cheap out, but avoid the highest end items and features. [CLICK HERE](#) to continue to full article...

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

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

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FEATURED FOR SALE!



the city of Anna Maria offers peeks of the bay from its elevated living space and large, welcoming front porch! Enter into this bright, open space and enjoy the high ceilings in the great room. The split bedroom plan gives guests access to their large bedrooms and bath, while affording privacy to the master on the other side. The master's sliders lead to the open front porch. With lots of windows the natural light pours in to the suite, as well as the large bath. The beach inspired décor highlights your Anna Maria Island perfect location [...read more here...](#)

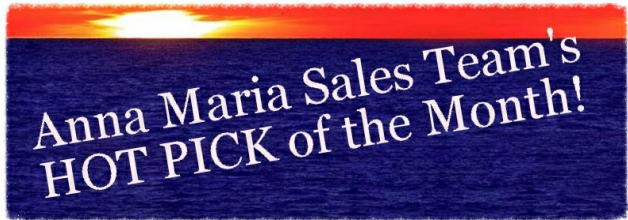


Custom Whitehead home
[104 Beach Avenue, Anna Maria](#)

4 bed/3.5 bath
Custom Luxury Home
\$2,950,000.00

Welcome to Blue Destiny...this gorgeous custom home is nestled in the exclusive community of Banyan Tree Estates on beautiful Anna Maria Island. Built by the renowned Brent Whitehead, offering 4 bedrooms plus office and 3 and a half baths, every space of this home offers relaxation. We invite you to journey through with the 3D Matterport tour link and notice all the unique touches that were cleverly thought of to create an oasis. Enter your perfectly appointed retreat to enjoy the grandeur of the volume ceilings & the warmth of the stranded bamboo flooring. Entertain with ease from your bright and beautiful kitchen, where you'll love creating under the pressed tin ceiling. Welcome all without worry using your supply pantry where the bubbly can be kept in your wine cooler or second refrigerator. Dine al fresco or toast the Gulf breezes...[read more here...](#)

[TAKE THE 3D TOUR BY CLICKING HERE!!](#)



Expert picks for great buys in today's market!
Contact Kathleen & Erin & Jason
for more info today!

Top Island Buys!

1. Canal front home on Key Royale!
2/2.5 ~ \$649,000
2. Turnkey townhouse across the beach!
3/2.5 ~ \$600,000
3. Adorable beach cottage on the North End!
3/2 ~ \$689,000

Anna Maria Sales Team's
SOLD:



WE SOLD
783 Jacaranda

\$903,500
Short stroll to Bean Point!

WE SOLD
1801 Gulf drive #272

\$348,000
Best of the beach and the bay!



Thinking about selling?

The market has appreciated! *If you bought just a few years ago*, your home may be worth more. We can provide information on *how much your home is worth*. Call or email us, and we can discuss recent sales and pricing possibilities with you.

Anna Maria Sales Team

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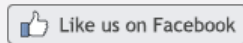
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