

TOP .5%  
IN THE WORLD

JUDY  
KEPECZ  
HAYS  
Team

\$3.4 Billion Career Sales

Leah George  
941-780-0597

Judy Kepez-Hays  
941-587-1700

Steven Kepez  
941-376-6411

Orchid Beach

September 4, 2025

FOR SALE  
NO ACTIVE LISTING TO REPORT

UNDER CONTRACT						
ADDRESS	LIST PRICE	SQ. FT.	BR/BA/HB	PARKING	FURNISHING	
2050 BENJAMIN FRANKLIN DR #B603	\$2,450,000	2,936	3/3/0	2	-	

CLOSED SALES - PAST SIX MONTHS							
ADDRESS	LIST PRICE	SOLD PRICE	SQ. FT.	BR/BA/HB	PARKING	FURNISHING	
2050 BENJAMIN FRANKLIN DR #B304	\$1,900,000	\$1,500,000	2,936	3/3/0	-	-	
2050 BENJAMIN FRANKLIN DR #B904	\$3,400,000	\$2,800,000	2,936	3/3/0	2	Furnished	

VIEW ALL MARKET REPORTS ON OUR WEBSITE:

Dear Friends and Neighbors,

I hope you had a wonderful Labor Day weekend! While Summer may be winding down, Paradise remains our home with warm weather year-round. I look forward to calmer skies this year, 2025. I am excited for our Season this year and welcoming back the Snowbirds that the storms of last year kept away. Our slice of Paradise is very resilient.

If you do not know me, my name is Judy Kepez-Hays, and I have been selling luxury real estate here for 40 years. I recently set a record for our area and the Gulf Coast of Florida (excluding Naples) by selling the most expensive home at 845 Longboat Club Road for \$30.3 million. I also just listed a home on St. Armands that is a must-see. “History meets Modern Luxury, at Casa del Carnevale”. If you would like to see this home, or have family or friends that may be interested, please let me know.

Trusted Vendors of Choice  
Miguel Ortiz, Window Cleaning: 941.226.4291  
Steve Gemesi, Magic Carpet: 941.650.7550 | Bob, Ace Electric: 941.374.9509

Judy Kepez-Hays | 941.587.1700 | Kepez@JudyHays.com | www.LongboatKeyLuxury.com

Report based on information from the My Florida Regional Multiple Listing Service, Inc. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service.