



**TOP .5%
IN THE WORLD**

JUDY
KEPECZ
HAYS
Team



Leah George
941-780-0597



Judy Kepez-Hays
941-587-1700



Steven Kepez
941-376-6411

\$3.4 Billion Career Sales

Villa di Lancia

September 4, 2025

FOR SALE

ADDRESS	LIST PRICE	SQ. FT.	BR/BA/HB	PARKING	FURNISHING
2165 GULF OF MEXICO DR #114	\$2,250,000	2,448	3/3/0	1	Unfurnished
2185 GULF OF MEXICO DR #243	\$2,580,000	2,445	3/3/0	1	Turnkey

UNDER CONTRACT

NO PENDING SALE TO REPORT

CLOSED SALES - PAST SIX MONTHS

ADDRESS	LIST PRICE	SOLD PRICE	SQ. FT.	BR/BA/HB	PARKING	FURNISHING
2185 GULF OF MEXICO DR #245	\$2,750,000	\$2,600,000	2,590	3/2/0	-	Furnished

***LISTED AND/OR SOLD BY THE JUDY KEPECZ-HAYS TEAM OF REALTORS**

Our Listing:



2165 Gulf of Mexico Drive #114

\$2,250,000

VillaDiLancia114.com

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 Kepecz-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

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