

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

January 6, 2026

### FOR SALE

ADDRESS	LIST PRICE	SQ. FT.	BR/BA/HB	PARKING	FURNISHING
2185 GULF OF MEXICO DR #243	\$2,400,000	2,445	3/3/0	1	Turnkey

### UNDER CONTRACT

ADDRESS	LIST PRICE	SQ. FT.	BR/BA/HB	PARKING	FURNISHING
2165 GULF OF MEXICO DR #114	\$2,100,000	2,448	3/3/0	1	Unfurnished

\*WE MADE IT HAPPEN

CLOSED SALES - PAST SIX MONTHS  
NO CLOSED SALE TO REPORT

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

Casa del Carnevale on St. Armands

139 S Washington Drive | \$16,850,000  
[CasaDelCarnevale.com](http://CasaDelCarnevale.com)

VIEW ALL MARKET REPORTS ON OUR WEBSITE:

### Testimonial

Judy Kepez-Hays is, hands down, the one plus ultra of real estate agents in the Longboat Key/Sarasota area of Florida. Our experience with her was delightful. In every transaction and negotiation her skill and professionalism was apparent and unsurpassed. She has a boundless energy, a warming smile and an uncanny ability to find just the right property for her clients. From the moment we placed our first call to her until the closing, she was accessible and handled every detail quickly and efficiently. We would recommend Judy with confidence to the most discerning of clients.

Jeannine & Dan M.

Please call us if you have any real estate needs. We will care for one of your most valuable assets with the same dedication and expertise as if it were our own. We are here for you!  
Judy Kepez-Hays 941.587.1700

Kepez@JudyHays.com | [www.LongboatKeyLuxury.com](http://www.LongboatKeyLuxury.com)

### Trusted Vendors of Choice

Miguel Ortiz, Window Cleaning: 941.226.4291 | Steve Gemesi, Magic Carpet: 941.650.7550 | Matthew Lach, SRQ Electrical: 941.413.9441

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the My Florida Regional Multiple Listing Service, Inc. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service.