

TOP .5%
IN THE WORLD

JUDY
KEPECZ
HAYS
Team

Leah
George
941-780-0597

Judy
Kepecz-Hays
941-587-1700

Steven
Kepecz
941-376-6411

\$3.4 Billion Career Sales

Queens Harbour

September 4, 2025

Active

Pending

Sold

| | | FOR SALE | | | | | | | |
|----------------------------------|--------------------|-------------|-------------|----------|------------|------------|-------------|--|--|
| LOT | ADDRESS | LIST PRICE | SQ. FT. | BR/BA/HB | YEAR BUILT | FURNISHING | | | |
| 10 | 3521 FAIR OAKS LN | \$2,345,000 | 4,048 | 4/4/1 | - | - | | | |
| 45 | 3576 FAIR OAKS WAY | \$3,495,000 | 3,727 | 3/5/1 | - | Optional | | | |
| UNDER CONTRACT | | | | | | | | | |
| NOTHING UNDER CONTRACT TO REPORT | | | | | | | | | |
| CLOSED SALES - PAST SIX MONTHS | | | | | | | | | |
| LOT | ADDRESS | LIST PRICE | SOLD PRICE | SQ. FT. | BR/BA/HB | YEAR BUILT | FURNISHING | | |
| 61 | 3606 FAIR OAKS PL | \$2,995,000 | \$2,500,000 | 3,842 | 4/3/0 | 2000 | Furnished | | |
| 43 | 3580 FAIR OAKS LN | \$3,295,000 | \$2,900,000 | 4,167 | 5/5/1 | 1998 | Unfurnished | | |

**LISTED AND/OR SOLD BY COLDWELL BANKER

VIEW ALL MARKET REPORTS ON OUR WEBSITE:

Realtors honored by Queens Harbour
Judy Kepecz, a sales associate with Waterside Property Sales Inc., was honored recently by Queens Harbour, a Taylor Woodrow community located in Bay Isles on Longboat Key. Kepecz was awarded a trip for two to Florence, Italy, by Queens Harbour's Timothy McNeary. Kepecz successfully secured the most sales in Queens Harbour during a recent Realtors' sales contest. Steve Wexler, president of Waterside Property Sales Inc., and Claudia Meyer, assistant to Kepecz, were also recognized for their individual efforts on behalf of Kepecz's outstanding sales performance. Also recognized for the sales they generated at Queens Harbour were Larry Shapiro and Barbara Ackerman of the same firm. Kepecz is joined by Steve Wexler, left, and Timothy McNeary.

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.

Judy Kepecz-Hays

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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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.