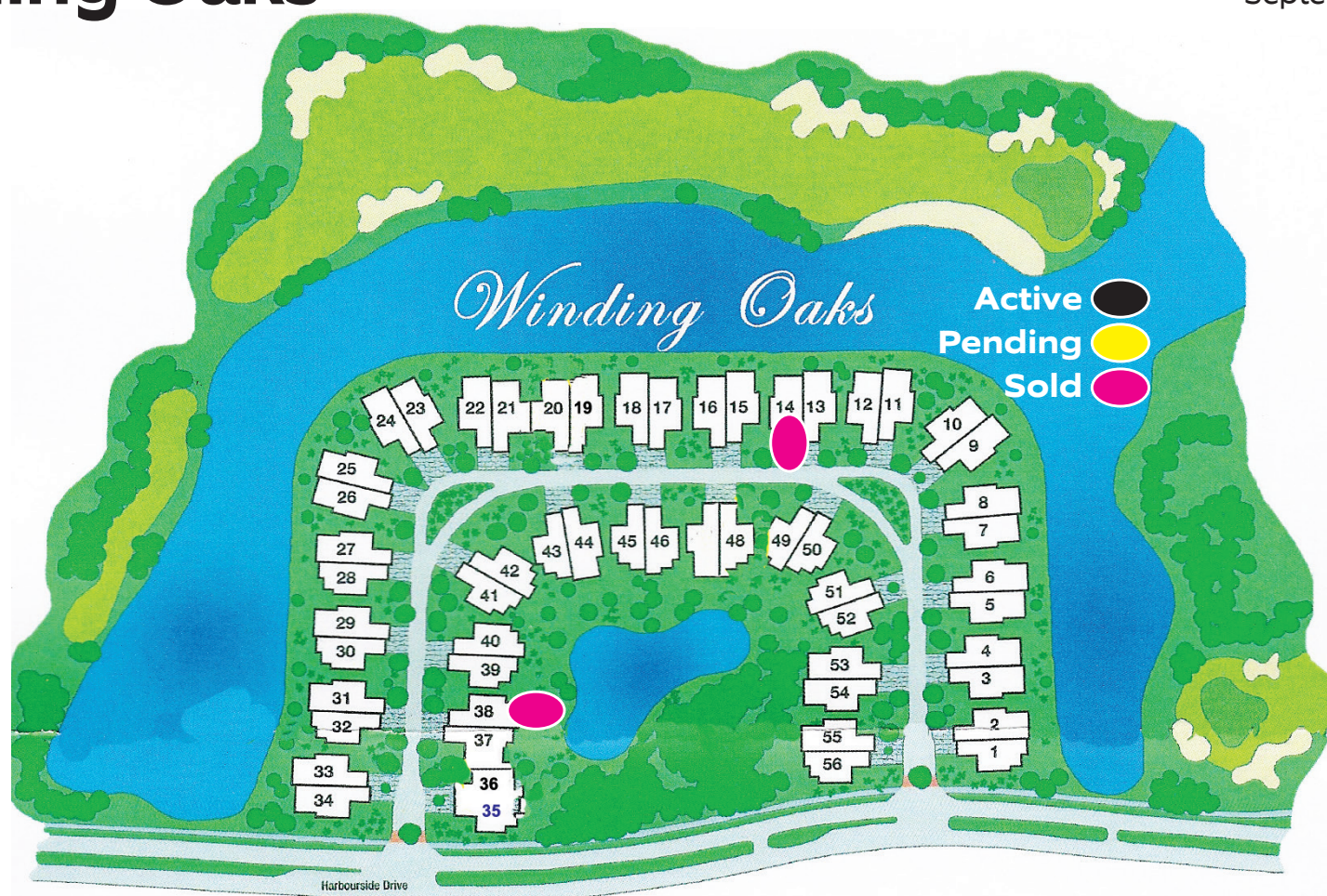




**Steven
Kepecz
941-376-6411**

September 4, 2025



UNDER CONTRACT
NO PENDING SALE TO REPORT

LOT	ADDRESS	LIST PRICE	SOLD PRICE	SQ. FT.	BR/BA/HB	YEAR	FURNISHING
38	3460 WINDING OAKS DR #38	\$900,000	\$900,000	2,608	3/3/1	1988	Optional
14	3427 WINDING OAKS DR #14	\$1,195,000	\$1,195,000	2,555	3/3/0	1988	Unfurnished

****LISTED AND/OR SOLD BY COLDWELL BANKER**



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.



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