

JUDY

KEPECZ

HAYS

Team

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\$3.4 Billion Career Sales

Bird Key

September 4, 2025

FOR SALE						
ADDRESS	LIST PRICE	SQ. FT.	BR/BA/HB	YEAR BUILT	FURNISHING	
223 SEAGULL LN	\$1,495,000	1,814	3/2/0	1961	-	
483 PARTRIDGE CIR	\$2,195,000	2,392	4/3/0	1970	-	
642 S OWL DR	\$3,295,000	2,128	3/2/0	1968	Unfurnished	
430 PHEASANT WAY	\$3,977,000	3,461	4/4/1	2025	-	
355 W ROYAL FLAMINGO DR	\$4,500,000	3,273	4/3/0	1964	Unfurnished	
624 MOURNING DOVE DR	\$4,999,999	3,853	4/3/2	2003	Unfurnished	
316 W ROYAL FLAMINGO DR	\$5,495,000	4,367	3/3/1	2001	-	
118 N WARBLER LN	\$6,885,000	4,594	4/4/3	2025	-	
310 BIRD KEY DR	\$6,999,000	4,144	3/4/1	2014	-	
109 N WARBLER LN	\$9,975,000	3,700	4/4/1	1970	-	

UNDER CONTRACT						
ADDRESS	LIST PRICE	SQ. FT.	BR/BA/HB	YEAR BUILT	FURNISHING	
413 PARTRIDGE CIR	\$3,550,000	2,817	3/3/1	2017	-	
367 W ROYAL FLAMINGO DR	\$4,600,000	5,257	4/4/0	1967	-	
465 E ROYAL FLAMINGO DR	\$4,995,000	d2,846	4/4/0	1973	-	

CLOSED SALES - PAST SIX MONTHS						
ADDRESS	LIST PRICE	SOLD PRICE	SQ. FT.	BR/BA/HB	YEAR BUILT	FURNISHING
523 N SPOONBILL DR	\$1,795,000	\$1,550,000	1,932	3/2/0	1965	Optional
432 PARTRIDGE CIR	\$2,299,000	\$2,150,000	2,612	4/3/0	1978	Optional
600 OWL WAY	\$2,350,000	\$2,300,000	2,317	3/3/0	1970	-
419 PARTRIDGE CIR	\$2,495,000	\$2,350,000	2,229	4/3/0	1973	-
279 ROBIN DR	\$3,295,000	\$3,000,000	3,933	3/3/1	1992	-
659 N OWL DR	\$3,995,000	\$3,850,000	3,342	4/3/1	1968	-
524 N SPOONBILL DR	\$4,150,000	\$3,950,000	3,425	3/3/0	1965	-
600 MOURNING DOVE DR	\$4,200,000	\$4,000,000	2,251	2/2/0	1968	Unfurnished
121 SEAGULL LN	\$4,350,000	\$4,000,000	4,594	4/4/0	2020	Optional
414 MEADOW LARK DR	\$4,999,900	\$4,200,000	5,000	4/4/2	1979	-
348 W ROYAL FLAMINGO DR	\$7,920,000	\$7,820,000	5,723	3/3/1	2017	-

**LISTED AND/OR SOLD BY COLDWELL BANKER

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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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.