

TOP .5%  
IN THE WORLD

GLOBAL  
LUXURY

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

Marina Bay

September 4, 2025

An aerial photograph of the Marina Bay area in Naples, Florida. The image shows a large, modern residential complex with several multi-story buildings. The buildings are surrounded by lush greenery, including a golf course and various trees. In the background, the ocean is visible with several high-rise buildings along the coast. The overall scene is a mix of urban development and natural beauty.

FOR SALE						
ADDRESS	LIST PRICE	SQ. FT.	BR/BA/HB	PARKING	FURNISHING	
2450 HARBOURSIDE DR #212	\$1,725,000	2,830	3/2/1	-	Furnished	
2550 HARBOURSIDE DR #322	\$1,999,000	2,830	3/3/0	-	Optional	
2410 HARBOURSIDE DR #121	\$2,695,000	3,825	3/3/1	-	Optional	
2410 HARBOURSIDE DR #142	\$2,995,000	3,382	3/3/1	1	Furnished	

UNDER CONTRACT  
NOTHING UNDER CONTRACT TO REPORT

CLOSED SALES - PAST SIX MONTHS						
ADDRESS	LIST PRICE	SOLD PRICE	SQ. FT.	BR/BA/HB	PARKING	FURNISHING
2450 HARBOURSIDE DR #233	\$1,699,000	\$1,550,000	3,080	3/2/1	1	Unfurnished
2450 HARBOURSIDE DR #251	\$2,495,000	\$2,400,000	3,383	3/3/0	-	-

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

VIEW ALL MARKET REPORTS ON OUR WEBSITE:

A square QR code located at the bottom right of the page, next to the text "VIEW ALL MARKET REPORTS ON OUR WEBSITE:". The QR code is black and white and appears to be a standard matrix code used for quick access to digital content.

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.

A handwritten signature in blue ink, likely belonging to Judy Kepecz-Hays, positioned above the "Trusted Vendors of Choice" section.

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.