

TOP .5%
IN THE WORLD

JUDY
KEPECZ
HAYS
Team

\$3.4 Billion Career Sales

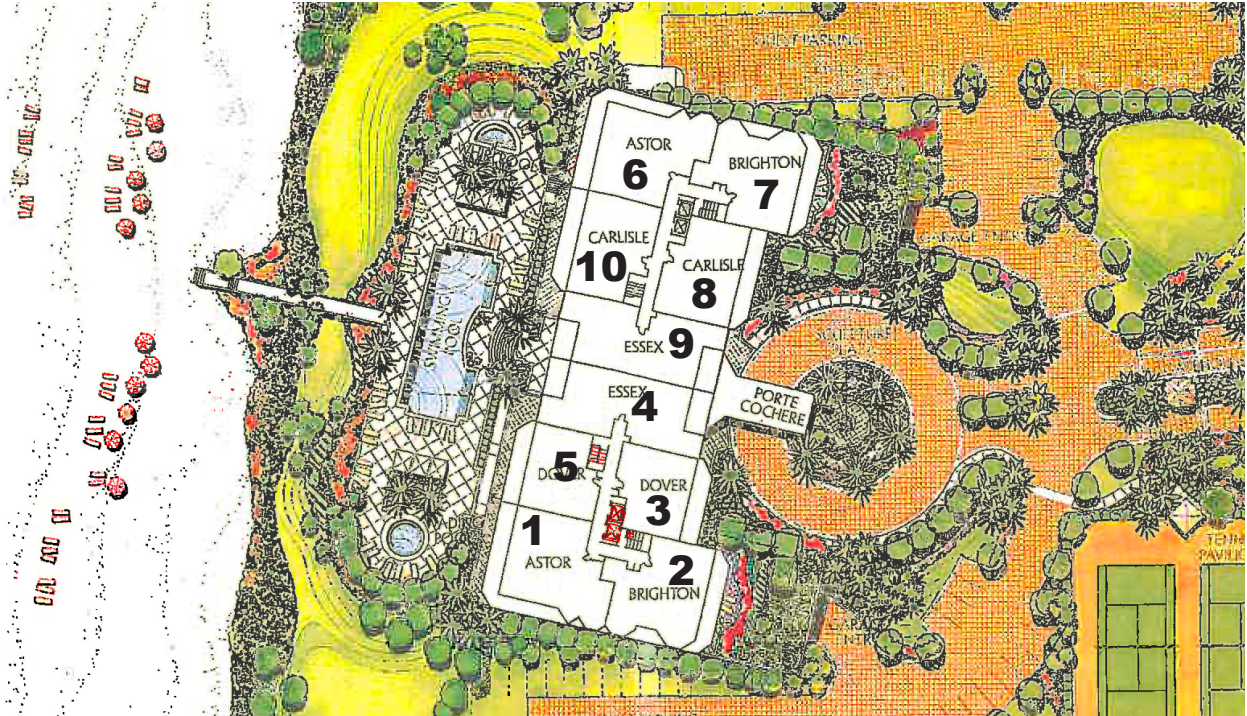
Leah George
941-780-0597

Judy Kepez-Hays
941-587-1700

Steven Kepez
941-376-6411

L'Elegance

January 6, 2026



FOR SALE

TIER	ADDRESS	LIST PRICE	SQ. FT.	BR/BA/HB	PARKING	FURNISHING
8	1800 BENJAMIN FRANKLIN DR #B208	\$900,000	1,023	1/1/1	-	-
2	1800 BENJAMIN FRANKLIN DR #A202	\$1,499,000	1,980	3/3/0	-	-
5	1800 BENJAMIN FRANKLIN DR #A405	\$1,499,900	1,350	2/2/0	1	-
3	1800 BENJAMIN FRANKLIN DR #A1003	\$1,500,000	1,350	2/2/0	1	Unfurnished
7	1800 BENJAMIN FRANKLIN DR #B207	\$1,599,000	1,980	3/3/0	-	-
5	1800 BENJAMIN FRANKLIN DR #A205	\$1,865,000	1,350	2/2/0	1	Negotiable
9	1800 BENJAMIN FRANKLIN DR #B809	\$2,700,000	2,230	3/2/1	1	Negotiable
7	1800 BENJAMIN FRANKLIN DR #B1007	\$2,900,000	1,980	3/3/0	1	Furnished

UNDER CONTRACT

TIER	ADDRESS	LIST PRICE	SQ. FT.	BR/BA/HB	PARKING	FURNISHING
10	1800 BENJAMIN FRANKLIN DR #B310	\$1,950,000	1,700	2/2/1	1	Furnished

CLOSED SALES - PAST SIX MONTHS

TIER	ADDRESS	LIST PRICE	SOLD PRICE	SQ. FT.	BR/BA/HB	PAR	FURNISHING
8	1800 BENJAMIN FRANKLIN DR #B308	\$1,300,000	\$1,075,000	1,700	3/2/1	-	Unfurnished
8	1800 BENJAMIN FRANKLIN DR #B408	\$1,449,000	\$1,449,000	1,700	2/2/1	1	Unfurnished
4	1800 BENJAMIN FRANKLIN DR #A304	\$2,195,000	\$1,850,000	2,230	2/3/0	-	Unfurnished
9	1800 BENJAMIN FRANKLIN DR #B1009	\$2,800,000	\$2,400,000	2,230	3/3/0	1	-

**LISTED AND/OR SOLD BY COLDWELL BANKER

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

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