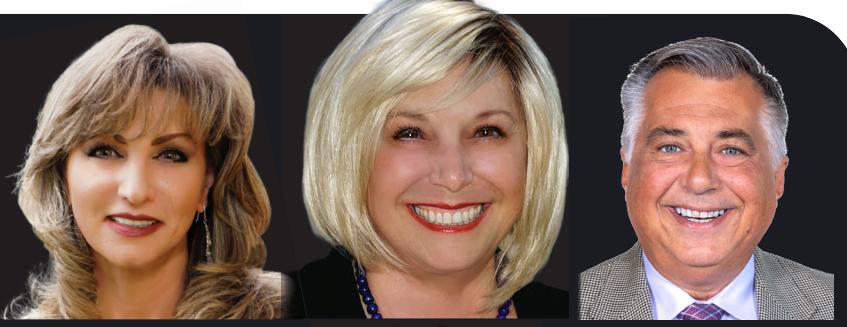




JUDY
KEPECZ
HAYS
Team

\$3.4 Billion Career Sales



Leah
George

941-780-0597

Judy
Kepecz-Hays

941-587-1700

Steven
Kepecz

941-376-6411

Inn on the Beach

January 6, 2026



FOR SALE

BLDG	ADDRESS	LIST PRICE	SQ. FT.	BR/BA/HB	FURNISHING
6	225 SANDS POINT RD #6103	\$619,000	642	1/1/0	Unfurnished
7	225 SANDS POINT RD #7205	\$750,000	642	1/1/0	Furnished
6	225 SANDS POINT RD #6201	\$790,000	642	1/1/0	Furnished
4	240 SANDS POINT RD #4102	\$950,000	640	1/1/0	Turnkey
5	250 SANDS POINT RD #5101	\$995,000	716	1/1/0	-
3	230 SANDS POINT RD #3205	\$1,090,000	634	1/1/0	Turnkey
4	240 SANDS POINT RD #4206	\$1,115,000	640	1/1/0	-
4	240 SANDS POINT RD #4205	\$1,115,000	640	1/1/0	-
2	210 SANDS POINT RD #2405	\$1,175,000	650	1/1/0	-

UNDER CONTRACT

BLDG	ADDRESS	LIST PRICE	SQ. FT.	BR/BA/HB	FURNISHING
4	240 SANDS POINT RD #4201	\$1,090,000	732	1/1/0	Turnkey

CLOSED SALES - PAST SIX MONTHS

BLDG	ADDRESS	LIST PRICE	SOLD PRICE	SQ. FT.	BR/BA/HB	FURNISHING
3	230 SANDS POINT RD #3404	\$900,000	\$905,000	634	1/1/0	Turnkey
4	240 SANDS POINT RD #4403	\$1,090,000	\$1,075,000	626	1/1/0	Turnkey
4	240 SANDS POINT RD #4201	\$1,198,000	\$1,098,000	750	1/1/0	Furnish

*WE MADE
IT HAPPEN

*LISTED AND/OR SOLD BY THE JUDY KEPECZ-HAYS TEAM OF REALTORS

**LISTED AND/OR SOLD BY COLDWELL BANKER

VIEW ALL MARKET REPORTS ON OUR WEBSITE:



Testimonial

Judy Kepecz-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 Kepecz-Hays 941.587.1700

Kepecz@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

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.