

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

The Beach Residences

December 8, 2025



FOR SALE

| | Unit | Bed/Bath | Sq. Ft. Heated | List Price | LP/Sq. Ft. | Furnished | Extras |
|---|------|----------|----------------|-------------|------------|-----------|--------|
| A | #709 | 3/3 | 3,352 sq. ft. | \$3,750,000 | \$1,118.74 | No | |

UNDER CONTRACT

| | Unit | Bed/Bath | Sq. Ft. Heated | List Price | LP/Sq. Ft. | Furnished | Extras |
|---|------|----------|----------------|-------------|------------|-----------|--------|
| B | #505 | 3/3 | 3,302 sq. ft. | \$3,995,000 | \$1,209.87 | No | |

CLOSED SALES in the past 12 Month

| | Unit | Bed/Bath | Sq. Ft. Heated | List Price | Sold Price | SP/Sq. Ft. | Furnished | Sold Date | Extras |
|---|------|----------|----------------|-------------|-------------|------------|-----------|------------|--------|
| C | #504 | 3/3.5 | 3,550 sq. ft. | \$4,195,000 | \$3,900,000 | \$1,098.59 | Optional | 03/20/2025 | |

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

Choose your neighbor for 709. Reach out to a loved one, a friend, or anyone you would be delighted to have as a neighbor. Share the opportunity with those who appreciate the finest in life—where the elegance of a Ritz-Carlton Managed Residence meets the allure of luxury coastal living, enhanced by sea breezes and endless sunsets.

VIEW ALL MARKET REPORTS ON OUR WEBSITE:



Testimonial

Judy and her team were fantastic!! They worked every lead and we were kept updated on all opportunities. It was a “hands-free” process for us. We were very satisfied with the final negotiated price and speed of our transaction.

Steve 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, a resident and specialist in The Beach Residences: 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