

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

January 6, 2026



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
NOTHING UNDER CONTRACT TO REPORT

CLOSED SALES in the past 12 Months

| | Unit | Bed/Bath | Sq. Ft. Heated | List Price | Sold Price | SP/Sq. Ft. | Furnished | Sold Date | Extras |
|---|------|----------|----------------|-------------|-------------|------------|-----------|------------|--------|
| B | #505 | 3/3 | 3,302 sq. ft. | \$3,995,000 | \$3,450,000 | \$1,044.82 | No | 12/19/2025 | |
| 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 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, 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