

TOP .5%
IN THE WORLD

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

L'Ambiance

September 4, 2025

FOR SALE					
ADDRESS	LIST PRICE	SQ. FT.	BR/BA/HB	PARKING	FURNISHING
415 L AMBIANCE DR #D306	\$3,195,000	2,634	2/2/2	1	Unfurnished
435 L AMBIANCE DR #M408	\$3,795,000	3,380	3/3/1	2	Furnished
435 L AMBIANCE DR #H902	\$3,995,000	2,385	2/2/1	2	Unfurnished
415 L AMBIANCE DR #C204	\$4,495,000	2,800	3/3/1	2	-

UNDER CONTRACT					
ADDRESS	LIST PRICE	SQ. FT.	BR/BA/HB	PARKING	FURNISHING
435 L AMBIANCE DR #PH-J	\$11,200,000	4,711	5/5/1	2	-

CLOSED SALES - PAST SIX MONTHS						
ADDRESS	LIST PRICE	SOLD PRICE	SQ. FT.	BR/BA/HB	PARKING	FURNISHING
415 L AMBIANCE DR #C404	\$2,995,000	\$2,700,000	2,820	3/3/1	2	Turnkey
415 L AMBIANCE DR #A701	\$3,200,000	\$3,200,000	3,220	3/3/1	"Private Fire Sale" - Estate owners gave it away, complete update is needed.	
415 L AMBIANCE DR #A401	\$4,999,000	\$4,733,000	3,380	3/3/1	-	Furnished

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

*WE MADE
IT HAPPEN

VIEW ALL MARKET REPORTS ON OUR WEBSITE:

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.

Trusted Vendors of Choice
Miguel Ortiz, Window Cleaning: 941.226.4291
Steve Gemesi, Magic Carpet: 941.650.7550 | Bob, Ace Electric: 941.374.9509

Judy Kepecz-Hays | 941.587.1700 | Kepecz@JudyHays.com | www.LongboatKeyLuxury.com

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the My Florida Regional Multiple Listing Service, Inc. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service.