



JUDY

KEPECZ

HAYS

Team



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\$3.4 Billion Career Sales

# Bird Key

January 6, 2026

## FOR SALE

ADDRESS	LIST PRICE	SQ. FT.	BR/BA/HB	YEAR BUILT	FURNISHING
223 SEAGULL LN	\$1,495,000	1,814	3/2/0	1961	-
605 WILD TURKEY LN	\$1,795,000	2,200	3/2/1	1972	Unfurnished
509 SPOONBILL WAY	\$1,850,000	2,365	4/2/1	1971	Unfurnished
483 PARTRIDGE CIR	\$2,195,000	2,392	4/3/0	1970	-
499 PARTRIDGE CIR	\$2,499,000	2,539	3/3/0	1970	Unfurnished
412 PHEASANT WAY	\$3,395,000	2,677	4/3/0	2018	Negotiable
335 BOB WHITE WAY	\$3,399,000	2,844	3/3/1	2019	Unfurnished
482 E ROYAL FLAMINGO DR	\$3,650,750	2,757	3/3/1	2026	Unfurnished
656 S OWL DR	\$6,185,000	3,417	3/3/2	2023	Negotiable
102 SEAGULL LN	\$6,300,000	3,706	3/3/0	1973	Negotiable
526 N SPOONBILL DR	\$8,800,000	5,287	5/5/2	2026	Unfurnished
259 ROBIN DR	\$8,900,000	4,078	3/3/2	1996	Unfurnished
109 N WARBLER LN	\$8,975,000	3,500	4/4/1	1970	-
101 SEAGULL LN	\$9,500,000	5,176	5/5/1	2018	-
440 MEADOW LARK DR	\$13,700,000	6,880	4/5/2	2023	-
247 ROBIN DR	\$13,950,000	5,466	5/5/1	2026	Unfurnished

## UNDER CONTRACT

ADDRESS	LIST PRICE	SQ. FT.	BR/BA/HB	YEAR BUILT	FURNISHING
642 S OWL DR	\$3,295,000	2,428	3/2/0	1968	Unfurnished
430 PHEASANT WAY	\$3,870,000	3,461	4/4/1	2025	-
367 W ROYAL FLAMINGO DR	\$4,500,000	5,257	4/4/0	1967	-

## CLOSED SALES - PAST SIX MONTHS

ADDRESS	LIST PRICE	SOLD PRICE	SQ. FT.	BR/BA/HB	YEAR BUILT	FURNISHING
503 SPOONBILL WAY	\$1,525,000	\$1,100,000	2,274	3/2/0	1975	-
338 BIRD KEY DR	\$1,539,000	\$1,150,000	1,660	3/2/0	1960	Unfurnished
413 PARTRIDGE CIR	\$3,550,000	\$3,392,500	2,817	3/3/1	2017	-
203 ROBIN DR	\$5,395,000	\$3,760,000	5,660	3/5/1	1961	-
659 N OWL DR	\$3,995,000	\$3,850,000	3,342	4/3/1	1968	-
121 SEAGULL LN	\$4,350,000	\$4,000,000	4,594	4/4/0	2020	Negotiable
355 W ROYAL FLAMINGO DR	\$4,400,000	\$4,150,000	3,273	4/3/0	1964	Unfurnished
465 E ROYAL FLAMINGO DR	\$4,995,000	\$4,500,000	2,846	4/4/0	1973	-
604 MOURNING DOVE DR	\$5,295,000	\$5,100,000	5,240	5/5/0	2006	-
310 BIRD KEY DR	\$6,795,000	\$6,350,000	4,144	3/4/1	2014	-
118 N WARBLER LN	\$6,885,000	\$6,350,000	4,594	4/4/3	2025	-
612 MOURNING DOVE DR	\$6,995,000	\$6,550,000	4,703	4/5/1	2022	-
661 MOURNING DOVE DR	\$7,900,000	\$6,800,000	4,618	4/4/1	1996	Unfurnished

\*\*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

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## 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