

WHAT CLIENTS ARE SAYING...

“Keith is an outstanding agent. He guided us through every step of the selling process with professionalism and care. Anytime a problem came up, he either solved it quickly or came up with a smart solution right away. His timeliness, reliability and dedication made the entire experience smooth and stress free. I highly recommend Keith to anyone buying or selling a home.”

– Cyrus E.

“I come from a long background of realtors and have been around real estate since I was in diapers. I have met and worked beside literally thousands of top realtors and builders in this area. Keith is not only a top-tier agent; he is great with his clients. He’s honest, responsive and works his tail off for them. Out of the large pool of agents, Keith stands out.”

– Conner M.

“I met Keith a year ago and quickly knew I wanted him to be my realtor. It was his positive attitude and his family values that stood out to me. My condo was nice but had a high HOA fee and was back against a street. Keith knew we couldn’t change those things, but he knew he could still sell it. We worked as a team to accomplish our goal. Keith kept me up to date on what was going on with clients that were interested. Finally we got the buyers to close on the condo in October. It was one of my best days! Many thanks to Keith for sticking with me!”

– Linda A.



READY WHEN YOU ARE!

Whether you’re buying, selling or simply exploring your options,
I’m here to provide clear guidance and thoughtful advice.



KEITH CURCIO, GRI

REALTOR® | ASSOCIATE BROKER

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THE RIGHT AGENT
MAKES ALL
THE DIFFERENCE

KEITH CURCIO, GRI

REALTOR® | ASSOCIATE BROKER

INTRODUCING COASTAL TIDE GROUP

THE HEARTBEAT OF COASTAL TIDE GROUP

Coastal Tide Group is built on the belief that the best results don't come from force; they come from rhythm.

Just like the tide, progress should be steady, intentional and grounded in place. Not rushed. Not reactive. Not transactional.

OUR HEARTBEAT IS CONSISTENCY

We guide buyers and sellers through major decisions with clarity, structure and calm confidence, because real estate isn't about chasing momentum; it's about understanding timing. Knowing when to move, when to wait and how to navigate each phase with purpose.

SEARCH WITH THE TIDE

Coastal Tide Group is deeply rooted in the local coastal lifestyle, remembering that every property is part of a bigger story: the neighborhood, the shoreline, the people and the long-term value of living well.

We believe trust is built through repetition, showing up, communicating clearly and delivering the same high standard every time. That's how tides work. And that's how we work.

No noise. No pressure. Just steady forward movement guided by experience and anchored in place. **That's the heartbeat of Coastal Tide Group.**

WHY BUY WITH KEITH

STRATEGIC OFFER STRUCTURING

Terms crafted to compete – without unnecessary risk.

CLARITY IN COMPETITIVE MARKETS

Clear guidance when timing and leverage matter most.

PROPERTY EVALUATION EXPERTISE

Value, resale strength and long-term positioning analyzed before you commit.

WATERFRONT & COASTAL INSIGHT

Boating access, flood zones, bridge clearance, insurance variables – understood and anticipated.

NEGOTIATION WITHOUT EMOTION

Decisions grounded in data, not impulse.

FROM CONTRACT TO CLOSING

Seamless coordination through inspections, lending and final walk-through.

WHY SELL WITH KEITH

PRICING WITH INTENTION

Positioned to attract attention and command strong offers.

PRESENTATION THAT ELEVATES

Preparation, staging guidance and marketing that align with buyer psychology.

STRATEGIC EXPOSURE

Digital distribution, local targeting and narrative-driven positioning.

SKILLED NEGOTIATION

Protecting equity while keeping transactions intact.

PROCESS MANAGEMENT

Timelines, vendors and logistics handled proactively.

A PROVEN SARASOTA TRACK RECORD

Experience across neighborhoods, price points and property types.

MEET KEITH

SARASOTA NATIVE | FOUNDER, COASTAL TIDE GROUP

I'm Keith Curcio – a Sarasota native, born and raised, with deep roots and a genuine connection to the community I serve. I'm an Associate Broker with Coldwell Banker Realty and the founder of Coastal Tide Group, a locally rooted real estate advisory built around steady guidance, trust and long-term relationships.

I've helped hundreds of homeowners buy and sell properties, and I take pride not just in the results but in how clients feel throughout the process. My approach is hands-on, clear and thoughtful, focusing on helping buyers and sellers make confident decisions without pressure or confusion.

Before real estate, my career began on a very different field. As a professional baseball player, I traveled extensively and learned the value of discipline, preparation and teamwork. Those lessons continue to shape how I represent my clients today: with consistency, attention to detail and a calm presence when it matters most.

I've earned my Broker's License, Associate Broker designation, Accredited Buyer's Representative (ABR®) certification and Graduate, REALTOR® Institute (GRI) certification – milestones that reflect my commitment to growth and high-level client service. Through Coastal Tide Companies, including Coastal Tide Construction, a family-oriented local business, I can also offer practical insight that helps buyers better understand homes and sellers prepare thoughtfully, without unnecessary stress.

Real estate, for me, is more than a profession – it's a way to connect with people during important moments in their lives. From the beaches to the neighborhoods, I know this city intimately and enjoy helping others find their place within it.

Keith Curcio

