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**Welcome Back Snowbirds!** We have had another busy year with lots of sales to report. The following includes year-to-date residential property sales on Sunset Beach. For more detailed info on any of the properties listed contact me anytime. *The following information was derived from the Pinellas Realtor Organization Multiple Listing Service and Public Records as of October 14, 2015. The accuracy of the information in this report is dependent on the MLS system for the specified time period & cannot be guaranteed.*

## 2015 Sunset Beach Residential Year-to-Date Sales

### Sunset Beach Intracoastal Sales (1/1/15-10/14/15)

Sale Date	Address	LP	SP
02/12/2015	372 Bay Plaza	\$500,000	\$457,750
04/13/2015	8729 E Bay Dr	\$1,199,000	\$1,125,000
07/30/2015	7703 Bayshore Dr	\$849,000	\$745,000
09/21/2015	8489 Blind Pass Dr	\$850,000	\$840,000

### Sunset Beach Single Family Home Sales (1/1/15-10/14/15)

Sale Date	Address	LP	SP
01/5/2015	129 92 <sup>nd</sup> Ave	\$259,000	\$245,000
01/7/2015	109 87 <sup>th</sup> Ave	\$499,900	\$481,000
03/4/2015	119 87 <sup>th</sup> Ave	\$279,000	\$269,000
03/24/2015	131 95 <sup>th</sup> Ave	\$289,900	\$262,500
06/19/2015	8203 W Gulf Blvd	\$745,000	\$725,000
08/14/2015	119 95 <sup>th</sup> Ave	\$260,000	\$255,000
08/27/2015	30 80 <sup>th</sup> Terr	\$469,000	\$459,000

### Sunset Beach Multi Family Home Sales (1/1/15-10/14/15)

Sale Date	Address	LP	SP
02/23/2015	8535 Blind Pass	1,375,000	\$1,225,000
02/27/2015	134 86 <sup>th</sup> Ter	\$349,900	\$350,000
03/13/2015	8050 Bayshore Dr	\$685,000	\$685,000
04/02/2015	52 77 <sup>th</sup> Ave	\$325,000	\$300,000
01/06/2015	131 86 <sup>th</sup> Ter	\$299,900	\$280,000
03/11/2015	8425 W. Gulf Blvd.		\$235,200
01/09/2015	7925 W. Gulf Blvd.		\$1,075,000

### Sunset Beach Condo & Townhomes Sales (1/1/15-10/14/15)

Sale Date	Address	LP	SP
01/23/2015	8475 W Gulf Blvd #28	\$124,900	\$124,900
01/30/2015	7650 Bayshore Dr #503	\$729,000	\$667,000
02/13/2015	7402 Bayshore Dr #202	\$427,500	\$427,000
02/26/2015	7466 Bayshore Dr #405	\$460,000	\$460,000
03/6/2015	8540 W. Gulf Blvd #5	\$525,000	\$720,000
04/1/2015	7600 Bayshore Dr #308	\$310,000	\$270,000
05/13/2015	7480 Bayshore Dr #402	\$480,000	\$450,000
05/15/2015	7650 Bayshore Dr #1001	\$657,000	\$645,000
05/29/2015	7797 Gulf Blvd #7	\$129,500	\$125,000
06/1/2015	7600 Bayshore Dr #208	\$299,500	\$275,000
06/9/2015	135 92 <sup>nd</sup> Ave. #2	\$439,000	\$420,000
06/29/2015	143 94 <sup>th</sup> Ave #7	\$299,000	\$288,900
07/21/2015	9401 Harrell Ave #4	\$570,000	\$570,000
07/30/2015	7650 Bayshore Dr #302	\$344,900	\$325,000
08/3/2015	7600 Bayshore Dr #406	\$500,000	\$482,500
08/4/2015	7650 Bayshore Dr #501	\$565,000	\$545,000
08/12/2015	8470 W Gulf Blvd #504	\$358,900	\$310,000
09/11/2015	7467 Bayshore Dr #306	\$399,500	\$350,000

### Sunset Beach Land Sales (1/1/15-10/14/15)

Sale Date	Address	LP	SP
03/20/2015	W Gulf Blvd	\$575,000	\$575,000
04/03/2015	Harrell Avenue	\$108,000	\$108,000
08/14/2015	8353 Bayshore Dr	\$599,000	\$550,000

## 2015 Sunset Beach Current Pending Sales

### Sunset Beach Pending & Active w/Contract (As of 10/14/15)

Address	LP	Exp Closing Date
100 92 <sup>nd</sup> Avenue	\$329,500	10/12/2015
106 93 <sup>rd</sup> Avenue	\$549,000	11/30/2015
8430 W. Gulf Blvd.	\$1,197,000	11/30/2015
339 Bay Plaza	\$425,000	12/01/2015

### Sunset Beach Condos Pending & Active w/Contract (As of 10/14/15)

Address	LP	Exp Closing Date
7434 Bayshore Dr #205	\$565,000	10/17/2015
8615 E Bay Dr #12	\$159,000	10/22/2015
215 85 <sup>th</sup> Ave #6	\$439,500	10/22/2015
8565 West Gulf Blvd #5S	\$139,000	10/30/2015
7710 Bayshore Dr #4	\$124,900	11/30/2015
7650 Bayshore Dr #1005	\$509,900	01/29/2015
7600 Bayshore Dr #803	\$657,000	11/20/2015

**Thinking about selling this season? Are you Ready? Visit <http://blog.dawnfader.com/blog/sellingseason/> for tips!**



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Postal Customer

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**Featured Listings: 8408 Bayshore Dr. For Sale \$634,000**

Visit [www.8408BayshoreDr.com](http://www.8408BayshoreDr.com) for Floor Plans, Operating Costs, Photos, Aerials & more.

Looks & Feels like a Single Family Home! Spacious Sunset Beach Pool Home with 3 Car Garage & Gulf Views for Under \$650,000! Built in 2012 this home has the upgrades you would expect in New Construction including 2425 sq. ft, 3 Beds, 3.5 Baths, Home Office, Pool & Spa, 3 Car Garage, hard wood floors, 10 ft. Ceilings, Crown Molding, Plantation Shutters, Gas cooking, jetted garden tub, 3 private Balconies, patio & Gulf Views. This home has style of its' own to set it apart from the ordinary including an Onyx Fireplace, glass doors, copper & stone sinks and unique stone surfaces. FURNISHINGS AVAILABLE! Bring your suitcase & move right in! **Two DOGS allowed** (Max limit 50lbs. each). 30 Day Rental Minimum. Elevator Ready. Located on the South End of Sunset Beach, directly across from the Beach & Blind Pass Waterway. Enjoy all that Sunset Beach has to offer without sacrificing the space & amenities you would expect in a new luxury home. Monthly fees include HO, Wind & Flood Insurance, GAS, POOL & SPA maintenance & more.



**Coming Soon!** Looking for an Investment Opportunity? **2 Fully Furnished Turnkey Rental Cottages.** Both Cottages have proven Successful Rental History including bookings for January through April 30 this upcoming season. All leases convey. Buy now & Enjoy the Income for this upcoming season. Call Dawn Fader for Showings. (727) 687-2522.

**For Sale.** The following Sunset Beach properties are currently **For Sale.** If you or someone you know is thinking about buying and would like to preview any of the following properties, call me for a personal tour.

**Gulf Front Properties**

8584 W. Gulf Blvd. 4 Units \$2,999,000

**Intracoastal Waterfront Properties**

8485 Blind Pass Drive 2,076 sq. ft. \$900,000  
 8151 Bayshore Dr. 2,080 sq. ft. \$995,000  
 142 89<sup>th</sup> Ave#142 4,030 sq. ft. \$1,525,000  
 7999 Bayshore Dr. 12 Units \$1,995,000

**Single Family Home**

8700 East Bay Drive 792 sq. ft. \$269,900  
 134 87<sup>th</sup> Avenue 719 sq. ft. \$299,000  
 113 93<sup>rd</sup> Avenue 645 sq. ft. \$319,900  
 120 86<sup>th</sup> Avenue 1,010 sq. ft. \$350,000  
 106 93<sup>rd</sup> Avenue 2,488 sq. ft. \$549,000  
 112 94<sup>th</sup> Avenue 1,508 sq. ft. \$575,000  
 13 82<sup>nd</sup> Avenue 2,570 sq, ft, \$729,900  
 8201 W. Gulf Blvd 1,558 sq. ft. \$825,000  
 8773 W. Gulf Blvd 3,000 sq. ft. \$1,499,000

**Multi Family Homes**

209 Bay Plaza 1,331 sq. ft. \$308,900  
 111 85<sup>th</sup> Avenue 1,654 sq. ft. \$420,000

**Vacant Land**

109 95<sup>th</sup> Avenue 40x60 Lot \$159,000

**Condos & Townhomes**

**Land's End**

2 Units Available from \$310,000 to \$708,000

**Mansions by the Sea**

1 Unit Available for \$329,000

**Sunset Cove**

1 Unit Available for \$95,000

**Harbor House**

1 Unit1 Available for \$159,900

**Sunset Chateau**

1 Unit Available for \$279,000

**Del Mar at Sunset Beach**

1 Unit Available for \$634,000

**Sunset Beach Dunes Condo**

1 Unit Available for \$895,000

**Treasure Island Haus Condo**

1 Unit Available for \$1,525,00

This report has been provided to you by Dawn Fader, Sunset Beach Local Realtor and Resident. If you would like further details on any of the properties listed, please visit <http://blog.dawnfader.com>. **I have over 10 YEARS EXPERIENCE SELLING REAL ESTATE ON SUNSET BEACH. Skill, Experience & Local Expertise are more important than ever.** Overcoming challenges is my Specialty. Thank you for your referrals! **Dawn Fader**

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