

THE DOOLAN GROUP

LUXURY REAL ESTATE ADVISORS

LOWER KEYS

Summerland Key

THE NEIGHBORHOOD

A boating-first Lower Keys island of deep canals and open-water access, with a grid of avenues holding everything from classic Keys cottages to significant new waterfront estates. Its position between the Niles and Kemp channels puts blue water within minutes.

MARKET SNAPSHOT

Waterfront homes ~\$950K-\$3.8M

Top asking \$3.799M; new construction \$2.999M (2026); recent listings \$2.795M (2025-2026 data).

NOTABLE STREETS & LANDMARKS

Coral Avenue, W Indies Drive, 4th/7th/8th Avenue W, Spain Boulevard, Buccaneer Lane, Pattison Drive · Niles Channel and Kemp Channel bridges, deep-water canal system, near Bahia Honda State Park

LIFESTYLE

A working boater's island - concrete seawalls, boat lifts, and dockage built for serious offshore and backcountry use. New construction is raising the bar with observation decks and multi-lift dockage.



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