



SCOTT TEAM REALTY

Market Place Shopping Center  
5535 N. Croatan Hwy  
Southern Shores, NC 27949

Toll Free 866-438-8382  
Local 252-261-1500  
info@scottrealtyobx.com

WE'RE ON THE WEB!

WWW.SCOTTREALTYOBX.COM

## OBX Summer Events

### July 2 – 27 The Lost Colony 70th Anniversary Commemorative Show

Monday-Friday from 9 a.m. to 5 p.m. Art Gallery at Roanoke Island Festival Park. Memorabilia associated with this long running theatrical production's history will be featured. For info call (252) 475-1500 or visit us at

[www.roanokeisland.com](http://www.roanokeisland.com)

### July 10 - August 9 Town of Duck's Summer Music Series

The Town of Duck is hosting its First Annual Summer Music Series in the new Town Park. The series will be held on Tuesday and Thursday evenings from 6 - 7:30 p.m. beginning Tuesday, July 10 and concluding on Thursday, August 9. For info please contact the Town of Duck at 252-255-1234 or at [info@townofduck.com](mailto:info@townofduck.com)

For info please contact the Town of Duck at 252-255-1234 or at [info@townofduck.com](mailto:info@townofduck.com)

### June 1 - August 20 Lost Colony Backstage Tours

See theatrical secrets revealed! Nightly at 6:30 p.m. The 45-minute walking tour includes insider views of the theatre, costume shop, and props. Reservations required. For reservations and ticket information, call (252) 473-3414 or visit

[www.thelostcolony.org](http://www.thelostcolony.org). August 4 8th Annual Kitty Hawk Kites and Carolina Outdoors Ocean Games

The Hilton Garden Inn (mp1). It is a whole day of fun in the sun with a 5 mile ocean kayak race, sandcastle building contests, kite boarding demonstrations and much more. The Sandcastle Building Contest will begin at 2pm. Sandcastle Novice and advanced kayakers welcome. Email [cdavies@kittyhawk.com](mailto:cdavies@kittyhawk.com) for registration info, 441-4124 or

[www.kittyhawk.com](http://www.kittyhawk.com)

### August 11 – 12 18th Annual Alice Kelly Ladies Only Memorial Billfish Tournament

Registration: August 11. Fishing: August 12. For more information call 800-422-3610 or visit [www.fishpiratescove.com](http://www.fishpiratescove.com)

### August 15 Anniversary of The Invention of the Rogallo Flexible Wing

Join us as we celebrate the 59th Anniversary of the invention of the flexible wing by Mr. Francis Rogallo in 1948. 877-FLY-THIS or 252-441-4124. [www.kittyhawk.com](http://www.kittyhawk.com)

### August 16 Watermelon Festival

Kitty Hawk Kites (mp 12.5), Nags Head. You won't want to miss this big outdoor summer bash with a homegrown backyard feel. The festival features great live tunes, family entertainment, dozens of spirited games and activities, and watermelons galore. 877-FLY-THIS or 252-441-4124. [www.kittyhawk.com](http://www.kittyhawk.com)

### August 31 - September 2 15th Annual "Allison" White Marlin Release Tournament

Registration: August 31. Auction: September 1. Fishing: September 1 and 2. For more information call 800-422-3610 or visit [www.fishpiratescove.com](http://www.fishpiratescove.com)



SCOTT TEAM REALTY

# The Carolina R<sub>eal</sub>E<sub>state</sub> View

A quarterly service for buyers and owners of Outer Banks real estate

Summer 2007



House where filming took place

## Nights in Rodanthe Movie Filmed Here

Many local fans of the author Nicholas Sparks were excited to find out that this romantic novel based in the Outer Banks town of Rodanthe was to be filmed on location right here in Dare County. According to the *Virginian Pilot*, a casting call was held on the Lost Colony grounds in early May. Besides

many locals who were chosen as extras, the film stars the famous Hollywood actors Richard Gere and Diane Lane. Look for this major motion picture to be released all over the country in 2008.

## Subtropical Storm Kicks Off an Early Storm Season

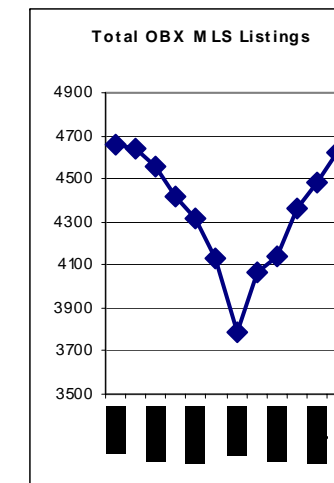


Another recent OBX shipwreck

An unusual storm took sailors by surprise in early May. Because this storm had many tropical characteristics the National Hurricane Center made it the first named tropical storm of the year. This is usually a calm time of year when many sailboats travel north from Florida and the Caribbean to summer ports in the Chesapeake and in New England. According to *The Soundings Magazine*, on Sunday night May 5th four yachts off the Carolina coast signaled for help in thirty to forty foot seas. The Coast Guard scrambled to save the sailors from three of the sailboats but could not locate the *Flying Colours* or any of the crew. Our thoughts and prayers go out to the families and friends of the crew of this boat.

## OBX Real Estate Market Update

Sales in 2007 are looking very similar to last year. The number of contracts written for the first five months of the year was just slightly lower than the same time period in 2006. Inventory also grew steadily through the spring. Buyers are still buying properties that are perceived to be excellent values. Another trend is more homes priced under \$600,000 are selling. Unlike recent years a buyer now does not have to compromise on their wants and needs because of the wide variety of the inventory.



### IN THIS ISSUE:

- *Nights in Rodanthe*
- *Early Tropical Storm*
- *Market Update*
- *Listings*
- *New OBX Real Estate Book*
- *Calendar of Events*
- *Green Fire House*
- *Hurricane Preparation*
- *2nd Home Journal*

## New Southern Shores Canal Front!

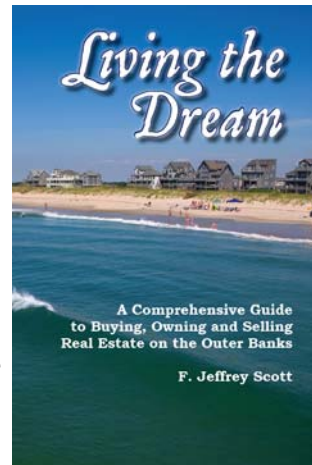


Come see this fabulous contemporary home on a wide canal. The small common area across canal offers beautiful natural views. Enjoy the 2300 plus square feet, the detached garage and the one floor living in this highly desirable neighborhood. Now only \$419,000



**New Book on Outer Banks Real Estate**

Jeff Scott, President of Scott Team Realty, has written a book based on his years of experience representing buyers and sellers and owning real estate on the Outer Banks. It is organized in easy to read sections touching on each phase of ownership. Key points are emphasized with Jeff's real life experiences as an Outer Banks Realtor and property owner. Just a few of the subjects addressed in this book include Outer Banks landscaping, choosing a lender, successfully renting the property and getting the most money for the property in the shortest time period. This book should be available in local book stores, gift shops and other Outer Banks stores by the end of August. At that time it can also be purchased on-line at [www.livingthedreamobx.com](http://www.livingthedreamobx.com).



**Kitty Hawk's New Fire House**

Kitty Hawk's new fire house has many water and energy saving features which make it a state of the art "green" building. According to the Kitty Hawk weekly email newsletter, storm water is saved to fill the fire engines' pump tanks, to flush toilets and for irrigating the landscaping. These features not only save water but also help avoid storm water runoff. This is the first time in North Carolina a fire station has incorporated these energy saving features into a structure. The fire station also was built to withstand 130 mile per hour winds. With this great example, hopefully future public and private buildings will follow Kitty Hawk's energy saving lead.

**Tips on Preparing for the Hurricane Season**

- Trim trees away from houses. Strong winds can cause them to rub against the house and damage shingles and siding.
- Video the interior of the home and its contents for insurance purposes.
- If staying for minor storms, obtain supplies necessary to sustain the household for three days.
- Inspect roof for damaged, loose or missing shingles and exposed nails. The most common damage from storms is to roof shingles.



The beach road in Kitty Hawk during Hurricane Isabel.

**Scott To Serve on 2ndhome Journal's Editorial Advisory Board**

Jeff Scott was chosen to serve as the Outer Banks representative on the Editorial Advisory Board for the *2ndhome Journal*. This quarterly national publication focuses on the issues and needs of second home ownership. For more information on this publication please call Scott Team Realty.

Scott Team Realty offers a unique business model. Ask us how it can result in a higher level of service for you.

**Mission Statement**

Helping people realize their real estate dreams by developing lifelong relationships through offering Exceptional Service Every Step of the Way.

Scott Team Realty 5535 N. Croatan Hwy Southern Shores, NC 27949  
Toll Free 866-438-8382 Local 252-261-1500 [www.scottrealtyobx.com](http://www.scottrealtyobx.com)

**Scott Team Classifieds**



**Osprey Subdivision in Duck!** Reduced! **\$875,000**  
Ocean to sound views from this beautiful home in the prestigious Osprey subdivision! This home offers three master suites, a beautiful pool, a hot tub with an ocean view. Enjoy the quality craftsmanship. Meets all current Duck lot coverage ordinances. Completely equipped including a golf cart!



**Nags Head Ocean Front** Reduced! **\$799,000**  
This wonderful beach cottage reminds people of the beach days gone by. The tongue and groove walls and ceilings give it a unique charm. A few steps over the dune of this deep lot to one of the most desirable beaches along the whole Outer Banks..



**Colington Canal Front Residence** Reduced! **\$259,000**  
This home features 50 feet of frontage on a deep canal just a few minutes to the sound. The large storage shed with garage door is perfect for storing boating and fishing equipment and the fireplace opens to both the living and dining areas. Fantastic subdivision amenities!



**Southern Shores Second Home** **\$485,000**  
Only one owner of this beautiful Jim Andrew's built home. This quality home has only been used as a second home and has been treated like a member of the family! Tons of recent improvements and short distance to one of the least crowded beaches of the Outer Banks!



**On the Golf Course in Kitty Hawk** **\$447,700**  
Nestled in the woods on a quiet cul-de-sac this immaculate home offers unparalleled privacy. Enjoy the many recent upgrades including many stone accents, three gas fireplaces and huge sunny master bedroom. The hot tub and outside fireplace offer a wonderful entertainment area as well!



**Powell's Point Beauty** **\$315,000**  
This home is located on a large corner lot in prestigious Cypress Point. It has many features not found in a home of this size including beautiful master bathroom with Jacuzzi tub, a large kitchen with custom cherry cabinets and wonderful stone fireplace in large living room.



**Kitty Hawk Ocean Front** **\$777,000**  
Enjoy the historical nature of this wonderful ocean front home in Kitty Hawk as well as the unsurpassed views. Enter this home and feel like you have gone back in time to the beginning of last century while enjoying all the modern conveniences.

**Building Lot**

**Martin's Point Semi-Sound Front** Fabulous lot in one of the most desirable subdivisions on the Outer Banks. Drastic price reduction to **\$255,000**

Scott Team Realty 5535 N. Croatan Hwy Southern Shores, NC 27949  
Toll Free 866-438-8382 Local 252-261-1500 [www.scottrealtyobx.com](http://www.scottrealtyobx.com)