



The Carolina

Real Estate View

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

Summer 2013

Towns Considering Beach Nourishment

According to the Outer Banks Voice, Kill Devil Hills and Duck are now considering beach nourishment. Kitty Hawk is also studying how to better prepare for storms. Beach nourishment has become a more palatable option to protect the ocean front tax base after seeing how Nags Head's project saved homes from storms over the last few years. The county is considering a 1% increase in occupancy tax to help these towns get their projects started.



Beach nourishment in Nags Head during the summer of 2011.

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Corner of Luke St and the beach road during Sandy.

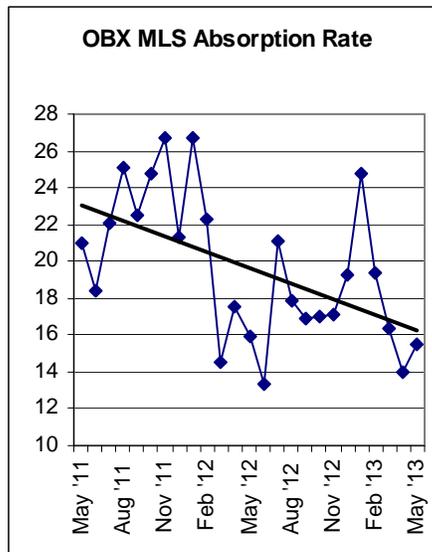
OBX Flood Insurance Changes

For most of the Outer Banks flood insurance is available at discounted rates through the Federal government. A new Federal law passed less than a year ago will cause rates to go up on homes that do not meet current guidelines. Many homes that do not meet current guidelines can be modified to keep them eligible for the discounted rates. If your flood insurance rate is going up, contact Scott Team Realty. We have a

good general knowledge of the changes and can help you develop a plan of action.

OBX Real Estate Market Update

Market conditions are fairly similar to what they were at this time last year. There have been slightly fewer transactions through the Outer Banks Realtors' MLS system this year compared to last year but last year was the best year since 2005. Probably the most positive aspect of our current market is the absorption rate continues to go down. This number is the number of months it would take to sell all the current active inventory. Contact Scott Team Realty for a full market update.



Fabulous One Floor Living!



This wonderful Kitty Hawk home sits high on a ridge on 1.7 acres. It has a large eat in kitchen, a one car garage, a huge master suite, a walk out basement almost as big as the house and an open and airy sun room. If you love both the beach and the country then you'll love this home! Recently reduced to \$239,000



Scott Team Classifieds



TimBuckII Commercial building **Reduced!** **\$729,000**
 Over 6,000 square feet of rentable space in the highest traffic area of Corolla. This building has retail, a restaurant and office space. This property could be a great income producing opportunity or the Corolla location of your local business. **Now offering Owner Financing!**



Base Hatteras **\$245,000**
 This completely remodeled home is just two lots off the ocean. Enjoy the super large master bedroom with ocean views, the private deck, the brand new kitchen and the short walk to the beach. This home has barely been used since being completely remodeled in 2011 and is move-in ready.



Sea Dunes Townhome **\$269,000**
 This Sea Dunes unit is in one of the best locations in the whole subdivision, is in fantastic shape and is an end unit. Enjoy the swimming pool tennis courts, club house, the solid rental income and the fully renovated ground floor. This property has three full bathrooms and one half bath.



Beach Road Home With Great Views **\$299,000**
 Enjoy the unobstructed ocean view and direct beach access from this home with a high elevation. If you are looking for rental potential this is it! This three bedroom home has great ocean views from the living room and kitchen and front porch.



Beautiful Sound Front Home **Reduced!** **\$399,900**
 Picture yourself enjoying the beautiful views while sitting by the pool at this lovely home. This property is available from the large sundeck, the living room, dining room and updated kitchen. Kitty Hawk Bay is perfect for enjoying the water from this 4 bedroom home.



South Nags Head **\$399,000**
 This proven vacation rental home is generating \$37,000 in income this year! Enjoy the pool and tennis courts, the huge lot, three master bedrooms, the game room, great beach access, large kitchen, hot tub, dry entry and much, much more. You won't find more vacation rental house for less money!



Outer Banks Second Home **\$249,500**
 This classic OBX cottage floor plan never goes out of style and fits perfectly for your Outer Banks lifestyle. Enjoy the open and airy living area and the dry entry which provides you convenient, easy access regardless of the weather. This is a great opportunity to purchase a newer home at a reasonable price!

OBX Building Sites

Fabulous High Lot in Kitty Hawk offers ocean views from the ground. The location is convenient to goods, services and the beach! **\$219,000**

KDH Lot is ready and just perfect for your second home. Convenient location plus out of the flood zone makes this one worth a look! **\$79,900**

When you need it sold call Scott Team Realty!



16th Century European artifacts found on the OBX

Visit the New Fort Raleigh Exhibits!

The Lost Colony and the Elizabethan Gardens are no longer the only places to visit on the north end of Roanoke Island. Fort Raleigh Historic Site and Visitor's Center now has some 16th century artifacts on display including some copper pieces that were probably traded with the Native Americans. Besides these artifacts you can see some interesting interactive exhibits where you can learn more about the first settlement in the New World.

Interest Rates are Rising

As of late June the interest rate on a 30 year loan was about 4.25%. This is about 1% higher than the record low we had earlier this year. For a \$100,000 loan amortized over 30 years this increases the payment by around \$56 per month. Hopefully the interest rates will remain steady or go back down but if you've been waiting to refinance or purchase, it may now be time to take advantage of what are still fantastic rates!



A nice sailfish caught on the Seaducer.

Great Summer Fishing on the OBX

Sound fishing: Good flounder fishing can be found inside the inlets in the summer. On warm summer days inside the inlets puppy drum can be found along drop offs. Occasionally, it is possible to sight cast to these fish this time of year.

Surf fishing: Light tackle and mole crabs make for great pompano fishing. These strong fighting fish can be caught in the shore break off right in front of your feet.

Offshore: Hop on a charter boat and head for the Gulf Stream where the tuna, mahi and wahoo are plentiful. Who knows, you may catch a sailfish too!



**October 2011
Looking west**

New Pea Island Inlet Filling In

Hurricane Irene opened a new inlet a few miles north of Rodanthe. An emergency bridge was built so people could continue to have easy access to Hatteras Island. Mother nature has just about closed that inlet today. In fact, no water passes from the sound to the ocean during normal tides.



**June 2013
Looking east**

Check Out a New OBX Business and Great Decorating Idea!

Visit www.a2zletterart.com and see how pictures of nature can become cherished wall hangings. Photos of letters found in local nature make perfect beach cottage décor!

All referrals are appreciated. Our greatest professional privilege is to serve your family and friends.

Mission Statement

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

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OBX Summer Events

Coast Guard Rescue of the HMS Bounty Aug 07, 2013 Rodanthe, NC
Actual crew members from Air Station Elizabeth City (NC) that made the incredible, famous rescue during Hurricane Sandy speak about this experience. Email cls@embarqmail.com for more information.

Fragrant Fridays Every Friday All summer until Aug 30, 2013 10:00-11:00 am,
1411 National Park Drive, Manteo Engage young senses in discovering a diversity of plants by touching, smelling, hearing, tasting and seeing in this one-hour discovery for you and your child. Ages 6-14 (accompanied by an adult)

National Wildlife Refuges' Summer Programs All Summer through Aug 31, 2013
Alligator River/Pea Island National Wildlife Refuges Phone: 252-473-1131
Summer is here & the staff & volunteers of Alligator River and Pea Island National Wildlife Refuges will help you learn about the wild lands & wildlife of coastal NC. Visitors may participate in guided canoe tours, howl up red wolves, or climb aboard an open-air tram at Alligator River refuge to learn about black bears, red wolves, and other native wildlife species.

Coastal Soccer School Family Rec Park, Kill Devil Hills, NC
Registration takes place on camp day at the location listed or at the Parks and Rec. office. Arrive 15-30 minutes early to complete registration. Skills and drills along with live game action every day. Camps for beginners through Advanced are offered all summer. Go to <http://obxsoccer.com> for dates and times.

Duck's Summer Music Series - Thursday Evenings All summer through Aug 08, 2013
Duck Town Green, Duck. This popular evening concert series features some of the area's best known musical acts beginning at 6:30 p.m. For more event information visit: <http://www.townofduck.com/townofduckevents/>

OBX Daredevils Baseball Jul 02, 2013 - Jul 30, 2013 First Flight Baseball Complex, Kill Devil Hills The Daredevils are a summer league baseball team, comprised of college players, using wood bats. Go to <http://outerbanksdaredevils.com/tickets/> for their schedule.

We're on the web! www.scottrealtyobx.com