



The Carolina

Real Estate View

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

Fall 2013

"Ultimate Fishing Town" ... Cape Hatteras

The Outer Banks Sentinel reported in August that the World Fishing Network named Cape Hatteras the ultimate fishing town for the southeast. Cape Hatteras is a sandy point that is shaped by the Gulf Stream and Labrador Currents. Shallow water extends over ten miles into the Atlantic. Fall is a great time to fish this area for many migrating species.

Thousands of surf fishermen from all over the world have enjoyed world class fishing at this unique spot for at least the last 50 years.



Despite its popularity quiet days like this are still possible at Cape Hatteras Point.

IN THIS ISSUE:

- *Cape Hatteras*
- *Sandy Martin*
- *OBX Market Update*
- *Listings*
- *Kitty Hawk Storm*
- *Scott Chairs FCA*
- *Beach Nourishment*
- *Bridges Update*
- *Calendar of Events*



Scott Team Realty Welcomes Sandy Martin

Scott Team Realty is pleased to announce the addition of Sandy Martin to their sales team. Sandy has over fifteen years experience in the Outer Banks real estate and construction industry. She has served on many important Realtor and Home Builder committee's over the years as well as Chairperson for the Outer Banks Relay for Life. Sandy is also co-owner of Sandmark Construction and AZZ Letter Art Photography. Jeff Scott,

President of Scott Team Realty recently stated "We are lucky to have such a true professional and solid Outer Banks citizen on our team."

Duck Dream!



This well maintained Duck second home is just four lots from the ocean. Enjoy the private access, the quiet neighborhood, the ocean views and all Duck has to offer!

\$399,000

OBX Real Estate

The Outer Banks Realtor MLS currently shows that the foreclosure inventory is finally dwindling. This is the first step towards a more healthy real estate market. 2013 MLS sales are also now keeping pace with sales from the previous year. Appreciation is not prevalent yet but a recovery is not a straight line. As long as good weather continues we should see a good conclusion to this year's Outer Banks real estate sales market.



Scott Team Classifieds



South Nags Head

\$399,000

This proven vacation rental home is generating over **\$40,000** 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!



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!**



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 View

\$289,000

Enjoy the unobstructed ocean view and direct beach access from this home with a high elevation. If you're looking for rental potential this is it! This three bedroom home has great ocean views from the living room and kitchen and front porch.



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!



Soundside Owner Financed Lot

Reduced! \$69,000

Buy this lovely high lot now and hold for a future home or purchase and build your dream house now. This lot is close to both goods and services and the sound. There is also a cross walk and stop light to get to the beach. The high elevation of this property may give a two story house an ocean and sound view!



Excellent Kitty Hawk Building Site

Owner Says Sell!

Superb home site available for primary residential living or for a second home. This great location provides easy access to beaches and other services. Choose this lot for its view of the ocean, for its privacy or for its easy access to local goods and services.



Outer Banks Dream Home!

\$325,000

Fulfill your dreams of living on the Outer Banks year round in this wonderful home located in one of Kitty Hawk's finest subdivisions. This home is snuggled in the maritime forest just a short walk from the Sea Scape Golf Course and the beach. Enjoy this homes great condition and almost new feel!

Under Contract



Storm Water Solutions Happening in Kitty Hawk

The town is in the process of installing permanent pump stations to remove flood waters from unusually large ocean storms that accumulate between the beach road and the by-pass. This project is part of a long term plan to improve flooding issues in this area. Construction of the first pumping station pipe has recently been completed at Hawks Street (pictured here) just north of the 3.5 mile post.

Scott Chairs FCA Leadership Board

Jeff Scott was asked to serve as the chairman of the Leadership Board for the region's Fellowship of Christian Athletes. FCA is the largest sports ministry in the world and has impacted hundreds of students in North East North Carolina over the last ten years.



Bonner Bridge Summer 2013

OBX Bridges Update

Wright Memorial Bridge: Outbound lanes are being resurfaced over the next six or seven months. The inbound bridge now has two way traffic on it. Expect some delays leaving the beach at the end of holiday weekends.

Oregon Inlet (Bonner) Bridge: The courts ruled in favor of the state to construct the new bridge but environmentalists appealed the court's decision. More legal action must be taken for the new bridge to be started.

Mid-County Bridge: Funding for this project was not approved by state lawmakers during their recent session. It is unknown when funding will be approved.

Beach Nourishment Likely for Kitty Hawk

At a recent public hearing in Kitty Hawk, overwhelming support was offered by the public for a beach nourishment project that included four miles in Kitty Hawk, part of Kill Devil Hills and part of Duck. According to the Virginian Pilot the nourishment project and the associated tax increase would begin in 2016. Part of the nourishment project will be paid for with the occupancy tax collected from visitors' stay. The remaining tax increase for Kitty Hawk would be less than \$.08 cents per \$100 of value. Erosion in these areas has threatened many homes over the years.



The Nags Head Beach Nourishment project in 2011.

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 Fall Events

Elizabeth II 30th Anniversary Exhibit Nov 01, 2013 - Dec 01, 2013

The exhibit tells the story of the construction of the Elizabeth II- the star attraction at Roanoke Island Festival Park. <http://roanokeisland.com/ElizabethTwo.aspx>

Outer Banks Marathon and Half Marathon Nov 10, 2013

The Outer Banks Marathon starts in Kitty Hawk, the half marathon will begin in Nags Head and both cross the beautiful Washington-Baum Bridge and finish on Roanoke Island. <http://www.outerbanksmarathon.com/>

16th Annual Manteo Rotary Rockfish Rodeo Nov 23, 2013

Outdoor Pavilion at Roanoke Island Festival Park. A fishing tournament sponsored by the Manteo Rotary. <http://www.rockfishrodeo.com/>

Kitty Hawk Kites with Lights Nov 30, 2013 Jockey's Ridge State Park

As soon as the sun starts to set, come up to Jockeys Ridge and see huge 19' delta kites soar above the dunes. When it starts to get dark, the lights really begin to show up! Free of charge for all spectators. <http://www.kittyhawk.com/>

Jennette's Pier's 3rd Annual Redfish Saturday Fishing Tournament Nags Head Nov 30, 2013

<http://www.jennettespier.net/>

110th Celebration o Wright Bros. First Flight Dec 17, 2013 Kill Devil Hills

Gather at the exact site at the exact time as the historic flight to remember, reflect and celebrate this day long anniversary tribute of the Wright Brother's first flight.. Fly over weather dependant

Winter Lights at the Elizabethan Gardens Starting Dec 3 Manteo, NC 27954

Lights, floral delights, holiday sights and other events are part of a month-long spectacle called WinterLights held Tuesdays to Saturdays www.elizabethangardens.org

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