



The Carolina

Real Estate View

A quarterly service for buyers and owners of Outer Banks real estate Spring 2014

Artifacts from Blackbeard's Ship on Display
 At his peak of mischief in 1718, Blackbeard commanded numerous ships and over 300 pirates. That summer his flagship the Queen Anne's Revenge, ran aground outside of Beaufort Inlet about 100 miles south of Nags Head. Later that same year Blackbeard was killed near Ocracoke Inlet. Artifacts from his flagship were first found in 1996. On April 26 East Carolina University is going to have an open house where you can see many of the artifacts found from this shipwreck. Here's a link to more information on the location and times: <http://www.qaronline.org>



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Kitty Hawk during Hurricane Isabel 2003

Flood Insurance Good News!

With much of the Outer Banks located in areas where the lender will require flood insurance, the affordability of flood insurance is a critical aspect of owning property here. In 2012 congress changed the rules on flood insurance. Unintended consequences resulted in making flood insurance prohibitively expensive for some owners. This winter congress

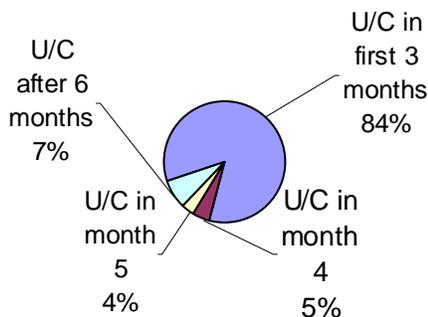
passed legislation that will have a large positive impact on the affordability of local flood insurance. For more details on the new rules and costs contact Scott Team Realty.



OBX Active Lifestyle Home!

Just a short distance from a playground, ball fields, Nags Head Woods and Run Hill, this home is perfect for people who enjoy sports and the outdoors. Many recent renovations to this three bedroom two bath home make it move in ready so you can enjoy your surroundings immediately!
 Just \$249,000

Large sampling of Sold OBX Residences in 2013



Right Price Sells OBX Property

A study of the statistical data from the Outer Banks Association of Realtors shows that over three quarters of the residences sold in 2013 went under contract (U/C), within three months of coming on the market or of their last price change. Knowing this can help you and your Realtor get a better feel for the value of any Outer Banks property. When you need to know fair market value, contact Scott Team Realty.



Scott Team Classifieds



Outer Banks Second Home

\$239,000

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!



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!**



Duck Beach Cottage

Price reduced!

\$359,000

Whether you are looking for a cute second home or vacation rental in the Duck area, this home is a must see! Enjoy the bright family room with panoramic views as well as large covered and sun decks. The beach is close and easily accessible from the community boardwalk.



Four Seasons in Duck!

\$785,000

This quality beach home is located in the heart of one of the best vacation rental communities on the Outer Banks. The proven rental income is a result of all that this home offers including a private swimming pool, hot tub, game room, television room and three master suites. Very private lot close to everything!



Just four lots to the Atlantic!

Price reduced!

\$379,000

Enjoy the private community beach access just four doors down. This reverse floor plan beach cottage has been thoughtfully maintained by the owners over the years and it shows! Great ocean views from the living room, kitchen, large sun deck and master bedroom.



Prime Kitty Hawk Restaurant Location!

\$949,000

Located on a corner lot with great highway visibility, this property offers over 3,000 square feet which includes a large dining area, kitchen/prep area, storage and 13' x 8' walk-in cooler. Almost all equipment available and plenty of paved parking. A successful location waiting to happen!

Prime OBX Building Sites

Soundside \$69,900 Great lot with high elevation close to goods, services and the beach. This is a perfect location for your first OBX home!

Kitty Hawk Ocean Views \$169,000 This large lot has ocean views just standing on the ground. Imagine what they'll be from your home here! Easy Beach Access.

Monterey Shores Soundfront \$215,000 Easily place your home on this lot so you can watch the sunset over the Currituck Sound. Close to club house and beach as well!

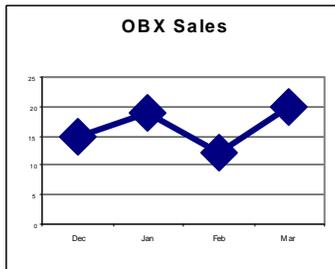
Corova Beach \$38,900 This lot is perfect for an Outer Banks getaway... Just four lots from the ocean and yards to the False Cape State Park in Virginia. Buy at today's price and build or hold for future value!

OBX Market Update

This past winter snow storms made it more difficult than usual for buyers to get to the Outer Banks. Despite significantly fewer good buying days, the number of OBX property sales agreements was similar to last year for both January and February. The total number of closed transactions also remained about the same as well. Inventory has risen slightly in just about every market segment over last year so it is unlikely prices will rise this spring. Hopefully the real estate market will heat up with warmer weather.



The Whalehead Club in Corolla Jan. 31, 2014. Snow on the ground and the boat basin frozen solid.



Subscribe to receive the OBX Monthly Update

We have a monthly update on the state of the Outer Bank real estate market. You can have these updates forwarded to your email address. To receive these monthly updates simply go to this web page, <http://eepurl.com/eMjfs> and fill out the form. You can also go to http://scottrealtyobx.com/market_info to see the our latest monthly update as well as over ten years of past updates.

Kitty Hawk Contemplating Storm Damage Reduction

The town council of Kitty Hawk has begun to take action in limiting the damage from coastal storms. First, they have begun to install storm water drainage lines so that ocean over wash can be removed quickly from the area between the beach road and the bypass. Second, they are finding ways to pay for a beach nourishment project. According to the Coastland Times the most likely scenario is creating Municipal Service Districts. Property owners in each district would contribute to this project. Decisions regarding the nourishment project are likely to be finalized in the fall of this year.



Kitty Hawk Beach by Hawks St April 2, 2014



Canal between Duck Woods Dr. and Cypress Ln.

Southern Shores Canal Dredging Project Completed

It's been years in the works and it is now completed. Southern Shores has completed their canal dredging project. Some canals that were no longer navigable can now accommodate just about any boat designed for the sounds around the Outer Banks. Another long term benefit will be more habitat for fish, crabs and shrimp. Kudos to the town!

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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Call Scott Team Realty for a
free market analysis on any
Outer Banks property!

OBX Spring Events

Easter Eggstravaganza Apr 19, 2014 Elizabethan Gardens, Manteo

An Outer Banks spring tradition held in the midst of the beautiful spring blooms featuring an egg scavenger hunt, photo opportunities, a homemade bake sale, egg roll on the Great Lawn.

<http://elizabethangardens.org/events/easter-eggstravaganza-3/#>

OBX Ultramarathon May 03 Beach Front Kill Devil Hills

Run from Currituck Beach Lighthouse to KDH <http://www.obxultramarathon.com/>

Hatteras Storytelling Festival May 02 - May 04

Festival presented by Our State Magazine and featuring national, regional and local storytellers, music, food and more. Yarn tellin', foot tappin' Hatteras style! Email: heronsmarsh@gmail.com

Flying Pirate Half Marathon May 04

The Flying Pirate course winds its way through the natural beauty that is North Carolina's Outer Banks, is like no other. Come run with us and cover some spectacular ground!

<http://www.flyingpiratehalfmarathon.com/>

Home & Garden Tour: Spring for the Arts May 10 Elizabethan Gardens, Manteo

A tour that gives visitors an inside look at extraordinary historic and contemporary homes and gardens that exemplify the creative and original style of their owners, as well as their beautiful gardens.

<http://elizabethangardens.org/events/ace-hardware-home-garden-tour-spring-for-the-arts/>

Cloning with Quentin May 17 Elizabethan Gardens, Manteo

Mr. Bell will provide his talents and techniques! This gardening workshop is great for grandparents to do with grandchildren. <http://elizabethangardens.org/events/gardening-workshop-cloning-with-quentin/>

Shallowbag Shag Beach Music Festival May 26 Festival Park, Manteo

A shaggin' good time so make your plans now for the Shallowbag Shag! <http://www.obxshag.com>

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