



The Carolina Real Estate View

A quarterly service for buyers and owners of Outer Banks real estate Summer 2012

Lost Colony Mystery Solved?

The New York Times recently published an article theorizing that the Lost Colony moved 50 miles inland based on an old map found in the British Museum. Under a patch on the map was a symbol that could represent a settlement. It will be interesting over the next few years if this theory is confirmed or proven false. In the mean time the Lost Colony play is celebrating its 75th continuous year starting June First. This is a great year to see this play!



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Stop by and see Tim and staff at their new location between the highways in Kill Devil Hills!

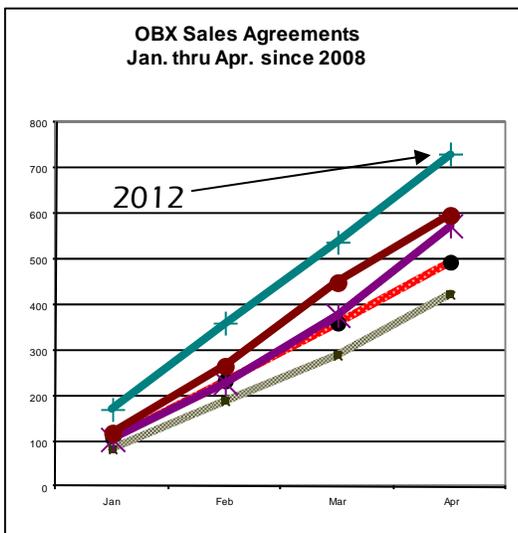
Natural Creations' New Location!

Natural Creations has a brand new location at 2501 N Croatan Highway in Kill Devil Hills! Tim Crank, owner of this fine jewelry store, recently stated "Our new location allows us to offer people a more personal consultation on their jewelry purchase as well as more choices." Scott Team Realty had been looking for Tim for close to two years before this ideal location came on the market. Jeff and his team helped Tim negotiate through a multiple offer situation and helped him secure this great building.



Owner Financing for Corolla Commercial Building

Located in what is considered the highest traffic area of Corolla, this building is close to 7000 square feet and would be perfect for an investment or a local business. Buy now and lock in to this good value before prices go up! **\$779,000!**



OBX Real Estate Activity Update

There has been a significant increase in the number of sales transactions for the first four months of 2012. It has been the best start to a year since 2005. The low interest rates and great prices are resulting in savvy buyers making good buying decisions. We're a long way from the high market values of the mid-2000's but trends point towards better things ahead.



Scott Team Classifieds



TimBuckII Commercial building **Reduced!** **\$779,000**
 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!**



Excellent Kitty Hawk Building Site **\$219,000**
 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.



Soundside Beauty! **\$173,000**
 This sound side home is perfect for year-round living or as a vacation home. It has many more upgrades including tile flooring, wood laminate floors, and some beautiful finishes. This home is also adjacent to a undeveloped street which adds privacy. It is in a great location near goods and services.



Fabulous Duck Building Site **\$189,000**
 For those folks who just have to have Duck, this is it! Almost every lot in Duck already has a home on it. This is one of the last lots available this close to the beach! Just a short walk to a quiet beach access from this nice level lot. Build your dream home here at the end of a quiet cul-de-sac.



Nags Head Dream Home! **Reduced!** **\$359,000**
 To the east enjoying ocean views from the porch, for breaking waves from this marvelous location. To the west the sun sets over Cape Hatteras National Seaside and historic Roanoke Island from this well maintained four bedroom home.



Corolla Ocean Front **Reduced!** **\$949,000**
 Compare and see! Plans now in place for a pool. Large bedrooms, cathedral ceilings and quality construction are just a few reasons why this six bedroom home is a great value. Enjoy the hot tub while you look out over the ocean. Four bedrooms have fabulous ocean views.

Your OBX Property Here!

We're looking for a few sellers who desire excellent service and an effective marketing plan.

OBX Cobia Fishing

Late spring and early summer is usually the best time of year to catch a cobia on the Outer Banks. A common way to catch these large fish is to sight cast lures to them from a boat. These fish will often swim at the top of the water along tide lines or near debris within a mile or two of the beach. Most of these fish migrate by the Outer Banks in both the spring but some stay in our waters all summer. Often boats going slowly along the beach this time of year are looking for these fish that can weigh over 100 pounds. They are super strong and if you hook one you may tire before they do. The fight will be well worth it because they taste great on the grill! An easy way to give this type of fishing a try is to call Beachbum Fishing Charters at 252-449-0232. Captain Reese will give you a great shot at one of these fish.



Jeff Scott with a cobia around 2001



Sandy Run Park

Kitty Hawk dedicated the new addition to its park on May 16. The new section of the park has additional boardwalks, some kayak launches, a fishing pier, gazebos and observation decks. Located on Kitty Hawk Woods Road, this is a great place to check out local a maritime forest, enjoy local wildlife or just go for a stroll through the woods.

Pictured here: Marty and Mary Beth Barnette of Barnette Integrated Land Development enjoying the a new walkway on dedication day. Their company was very involved with planning and development of this park.

Dare and Currituck Counties to Reassess Real Estate

2013 marks the year that both Dare and Currituck must reassess all real estate since neither have reassessed since 2005. Dare County is likely to have their values out before the end of 2012 and Currituck is scheduled to have their new values out in the first quarter of 2013. Few people know that North Carolina allows counties to reassess just once every eight years. That's why some current assessments are so far from today's market value. Want an opinion of value on an OBX property from an expert? Contact Scott Team Realty.

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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 Summer Events

[75th Anniversary Season of The Lost Colony](#) Jun 01, 2012 - Aug 23, 2012
Waterside Theatre, Roanoke Island. Monday - Friday, 8:30 p.m Phone: 252-473-2127

[30th Annual Rogallo Kite Festival](#) Jun 09, 2012 - Jun 10, 2012
Two full days of large kite displays. Large single line kites, including a 100 ft. octopus, an 80 ft. scuba diver and a 50 ft. fish, will soar above Jockey's Ridge, located at mile post 12.5. This is a free event. Phone: 877-359-8477

[2012 Fishing & Crabbing Rodeo](#) Jun 09, 2012
Once a year the North Pond of Pea Island National Wildlife Refuge is opened up for fishing and crabbing for one morning only during an annual event known as the Fishing & Crabbing Rodeo.

[Rhythm in Blue Jazz Ensemble](#) Jun 09, 2012
The Rhythm in Blue Jazz Ensemble of the U.S. Air Force Heritage of America Band will be in Duck for a special performance at 6:00 p.m. on the Duck Town Green.

[Summer Nights at Southern Shores](#) Jun 13, 2012
Free Concert and Art Walk from 6:00 - 8:00 p.m. Bring chairs/blankets and listen to music. Local artists will also have their art work on display at the Marketplace Shopping Center

[Outer Banks Sand Sculptor Festival](#) Jun 27, 2012 - Jun 30, 2012
A professional sand sculpture company will be on hand sculpting a huge sand creation at Kitty Hawk Kites in Nags Head! Come watch them work on this enormous sand castle all day on Wednesday, and until 2pm on Thursday. If you want to see sculpting from of the best in the world, be sure to stop by on Wednesday BEFORE noon on Thursday. Phone: 877-359-8477