



The Carolina RE View

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

Spring 2008

Mid-Currituck Bridge Project Steps Forward Again

The North Carolina Turnpike

Authority has published a timeline for the construction of the Mid-Currituck Bridge on their web site. They have scheduled the Final Environmental Report to be completed in May of 2009, to award the construction project in the fall of 2009 and to open the bridge in the fall of 2013. There may still be a snag or two that could hold this project up but having a timeline from this governmental body is a step forward. For more information on this subject contact Scott Team Realty or visit the below web site: <http://www.ncturnpike.org/>



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OBX Real Estate Market

Real estate sales on the Outer Banks continue to be sluggish through the first quarter of 2008. Contracts written during the first quarter of 2008 were down 10% compared to the first quarter of 2007. However low interest rates, higher vacation rental income for cottages and reduced prices have begun to bring buyers back to this market.

Inventory is still running at a two year supply in most areas making this an especially good time to find a bargain. Hard work and experience from prior difficult markets helped Scott Team Realty achieve a 25% increase in sales over the first quarter of 2007.



This is the site of the soon to be completed gazebo and basketball area at the park in Chichahauk.

New Nags Head Listing



This impeccably maintained Cape Cod style home has fantastic beach access at the end of the street. Tons of recent upgrades allow for more time at the beach! This section of Nags Head is known for its neighborhood feel and great beaches. Enjoy this home as just a second home or as a fantastic vacation rental property. Beach living at its finest!
\$354,900



Scott Chosen for His Expertise

The *Real Estate Outer Banks* monthly newspaper recently choose Jeff Scott to be the feature columnist for this monthly paper. It can be found in brochure racks and newsstands throughout the Outer Banks. Jeff's articles in the *North Beach Sun* and book *Living the Dream* have helped many people learn more about buying and selling Outer Banks real estate. It has also helped him become one of the top agents in the Outer Banks real

estate industry today. See Jeff's articles quarterly in the *North Beach Sun* and monthly in the *Real Estate Outer Banks* newspaper and/or stop by the office and purchase a copy of *Living the Dream*.



Scott Team Classifieds



Fabulous Duck location! Huge Price Reduction! \$799,000
Ocean to sound views from this beautiful home in the prestigious Osprey subdivision! This home offers three master suites, a beautiful pool, and a hot tub with an ocean view. Enjoy the quality craftsmanship. Meets all current Duck lot coverage ordinances. Completely equipped including a golf cart!



Village at Nags Head \$550,000
Beautiful home within The Village at Nags Head, a community offering golf, tennis and beach club amenities! The main living area of this reverse floor plan has been recently upgraded with new cypress flooring and fresh paint. Enjoy the easy access to the outside decks and porches from all rooms! Sound views!



Nags Head Ocean Front Reduced! \$799,000
This large, deep oceanfront lot has a nostalgic beach cottage loaded with charm! Solid wood tongue and groove walls and ceilings and wood floors reminds people of the beach days gone by. It is just a few steps over the dune of this deep lot to one of the most desirable beaches along the whole Outer Banks.



Southern Shores Second Home Reduced! \$448,750
Only one owner of this beautiful Jim Andrew's quality built home. This 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 make this a bargain!



South Nags Head Beauty! Reduced! \$579,900
This wonderful beach cottage is located on a large lot adjacent to the Cape Hatteras National Seashore. Enjoy easy beach access and the many rooms available for entertainment. Sit in the kitchen or breakfast nook and watch the wildlife out the back window. This would be a great rental or second home!



14 Unit Cottage Court Reduced! \$2,700,000
Don't miss this unique opportunity to own one of the largest oceanfront properties in S. Nags Head with over 200 feet of ocean and highway frontage! This 14 unit cottage court has been the Outer Banks destination of repeat renters for many years! Go to www.gerisplace.com to view units.



South Ridge Dream Home \$379,000
Enjoy the comfortable floor plan of this well maintained house on a great high corner lot just a short distance from the sound. Many recent upgrades including new gas fireplace and new vinyl in kitchen. The HVAC units are just one and three years old and it has a 2004 addition! Sold fully furnished.

Building Lot

Martin's Point Semi-Sound Front Fabulous lot in one of the most desirable subdivisions on the Outer Banks. This level, wooded lot offers plenty of privacy and a perfect site for an Outer Banks dream home. Drastic price reduction to **\$255,000**

State Funds Appropriated for Water Access

The North Carolina Division of Marine Fisheries is funding plans to improve public access to local waters on the Outer Banks. The Coastland Times reports these plans include a new Jennette's Pier and the purchase of the marina at the foot of the old Manns Harbor Bridge. This marina is one of the best places to launch a boat to catch the Fall sound run of rockfish. The North Carolina Aquarium has plans for a "state of the art" facility at the pier at Whalebone Junction in Nags Head. Public access in both of these areas will be a great benefit to both locals and vacationers. For more information on the plans for Jennette's Pier call Scott Team Realty or go to

<http://www.ncaquariums.com/pressreleases/pierplans.htm>



Kitty Hawk Pier



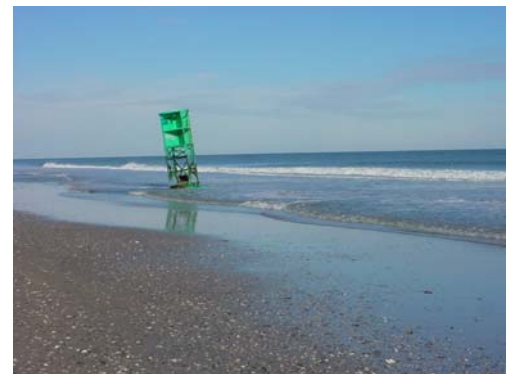
Aerial photo of Seamark with Wal-mart in the top right and Home Depot in bottom left..

Harris Teeter Coming to Kitty Hawk

The Virginia Pilot recently reported that Harris Teeter has submitted plans to tear down the Seamark grocery store between Wal-Mart and Home Depot and build a new store there. Their goal is to have this new store open for the summer of 2009. This area around Scott Team Realty and the Marketplace Shopping Center has fast become one of the busiest commercial hubs on the Outer Banks.

Spring OBX Fishing

After the Fall fishing season, spring time is the best season to fish on the Outer Banks. The season starts in late March or early April when the shad swim up the sounds to spawn. Shortly thereafter the speckled trout and puppy drum will follow. Fishing for these species is best along the edges of sloughs throughout the Outer Banks sounds. Surf fishing improves once the water gets above about 60 degrees. Warm calm days with clear water are perfect for surf fishing. You never know what you might catch in the surf. It could be a half a pound sea mullet or a 75 pound drum. Get to the Outer Banks, wet a line and relax!



A channel marker washed ashore north of Corolla.

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

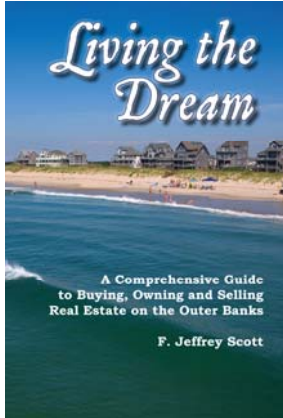
Mission Statement

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

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OBX Spring Events

May 5 – 27 11th Annual Mollie Fearing Memorial Art Show

Features an eclectic mix of local art. On display at the Art Gallery at Roanoke Island Festival Park. Opening Reception: Sunday, May 4, 2008 4-6 p.m. Please log on to darearts.org or call 252-473-5558 for more information.

May 10 25th Annual Yuengling Nags Head Woods 5K footrace

Nags Head Woods. Not your typical walk down the beach, the dirt trails of the preserve weave through one of the best remaining examples of mid-Atlantic maritime forest and deciduous hardwoods. Get details at outerbankskiwanisclub.org

May 16 – 19 Kitty Hawk Kites 36th Annual Hang Gliding Spectacular

Jockey's Ridge State Park, Nags Head. 10 a.m. to 4 p.m. Come see the best sport hang gliders from around the world compete on the dunes of Jockey's Ridge State Park. For more information call 1-888-FLY-THIS or visit kittyhawk.com

May 22 – 23 Kitty Hawk Kites Kiteboarding Center Demo Days

MP 15.5, Kitty Hawk Kites Kiteboarding Center, Nags Head. 10 a.m. to 4 p.m. Check out all the newest kiteboarding gear for 2008! For more information visit kittyhawk.com or call 1-877-FLY-THIS

May 25 Outer Banks Beach Music Festival

11 a.m. - 6:30 p.m. Ready for some fun in the sun? The best beach music bands take the stage and play all day long. For more event information and to save money on your tickets, visit outerbanksbeachmusicfestival.com

May 29 The Lost Colony Preview Night

Waterside Theatre. Witness this final dress rehearsal before the opening night of the production. Tickets sold at a special price for this pre-season opening event. For tickets or information, call (252) 473-3414 or visit thelostcolony.org

Last week in May OBX Daredevils Baseball

Games start the last week in May and are held at First Flight High School Contact (252) 202-1842 or go to obxdaredevils.com for more information.

First Day of Summer! June 21, 2008

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