



SCOTT TEAM REALTY
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WE'RE ON THE WEB!

WWW.SCOTTREALTYOBX.COM

OBX Fall Events

November 1 – 30 North Carolina Maritime Museum on Roanoke Island

The NC Maritime Museum on Roanoke Island will offer a variety of maritime skills throughout the year in the Creef Boathouse. Times and dates vary seasonally. Visit obxmaritime.org or call (252) 475-1750 for programming schedules.

November 6 – 11 Wings Over Water Wildlife Festival

A six-day event celebrating the natural wonders of the area with an assortment of programs & activities throughout the Outer Banks for paddlers, birders and nature lovers. Information: wingsoverwater.org.

November 9 - December 27 Outer Banks Music Showcase Christmas Show

For more information call 252-261-7505 or visit outerbanksmusicshowcase.com

November 10 *Living the Dream* Book Signing

Come to the Island Bookstore in the Scarborough Faire Shoppes in Duck between 11 AM and 2 PM to purchase a signed copy of the most comprehensive guide to buying, owning and selling Outer Banks real estate.

November 11 Second Annual OBX Marathon

"Run Away" on North Carolina's breathtaking Outer Banks, Sunday, November 11, 2007. The OBX® Marathon and the Kelly Hospitality Group Fun Run offer miles of scenic and historic coastal beauty along North Carolina's barrier islands. For more information visit obxmarathon.org

November 16 - 17 10th Annual Manteo Rotary Rockfish Rodeo

Roanoke Island Festival Park, The Outdoor Pavilion. A fishing tournament sponsored by the Manteo Rotary Club. Registration is Friday the 16th and fishing is Saturday the 17th. For more information please call (252) 473-6644 or visit www.rockfishrodeo.com

November 22 12th Annual Advice 5K Turkey Trot

9am in Duck. Annual Benefit 5K Run and Walk. Open to all ages and abilities! For more information please visit www.active.com

November 30 - December 2 Peter Pan

Theatre of Dare, your community theatre for the Outer Banks, presents the musical Peter Pan! Friday & Saturday 7:30 pm, Sunday 2 pm. COA/Old Manteo Middle School Auditorium. Tickets are \$13 in advance, \$15 at the door, \$8 for students. Visit theatreofdare.org or call (252) 261-4064 for info.

December 8 Town of Manteo's 34th Annual Christmas Parade with Santa

Pre-parade show begins in front of the historic Dare County courthouse on the Manteo waterfront at 10am. Parades starts at 11am. More information: www.townofmanteo.com or (252) 473-2133.



The Carolina R_{ea}l E_{state} View

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

Fall 2007



Dredging Southern Shores Canals

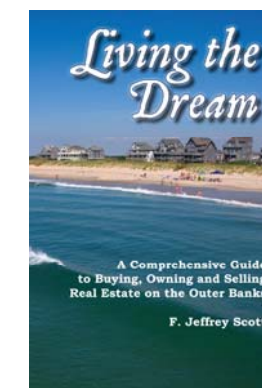
The canals that run throughout the town of Southern Shores have not been dredged since they were created back in the 1960's. Many of these canals are now much shallower and need to be dredged to remain navigable. The town of Southern Shores has received funds from the state

for a large portion of this project. According to the town the earliest start for dredging is this winter if the permitting process goes smoothly. The state does not allow dredging after March because the canals serve as nurseries for many types of fish and sea life during the spring and summer. The location of the first phase and progress of the project is on the town's web site at: www.southernshores.org or contact Scott Team Realty.

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Living the Dream
Book now available



Available at the following locations:
livingthedreamobx.com
Island Book Stores
Stack'em High K.H.
Duck's Cottage
The Cottage Shops
Seamark Foods
More to come!

OBX Real Estate Market Update

The number of real estate sales is very similar to the number of transactions in 2006 through the first three quarters of the year. However, prices have come down significantly since last year. Properties with great prices are still moving. It is difficult to pin point the bottom of the market but this winter may indeed be it!



Ever wonder how long various systems last in an average home?

Researchers at Freddie Mac wanted to know how long appliances, heating and air conditioning systems and plumbing items lasted on average. These findings are on the Internet at:

www.oldhouseweb.com

Dishwashers and disposals	5 to 12 years
Washers, dryers, water heaters and heat pumps	8 to 12 years
Refrigerators and Stoves	15 to 20 years
Electric Hot water heaters	10 to 15 years
Asphalt Shingles	15 to 20 years



Dune Project to start soon

For a few months prior to a repeal of an additional 1% sales tax, Dare County collected almost \$5,000,000 for a proposed beach nourishment project. State law requires that these funds or interest from these funds be used just for beach nourishment. Even conservatively invested, these funds will collect significant interest. This winter some of that interest is going to be spent saving and improving the dune line along Dare County's coast. New sand fences will be erected and beach grass will be planted along each town on the northern Dare beaches.



How to catch a surf run speckled trout

Speckled trout are one of the tastiest and most elusive fish to catch during their annual fall migrations. To improve your chances find a place on the beach where you can cast to the sandbar with a mirror-lure or a lead-headed jig on light tackle. Go to these spots when the water is calm and during low light conditions, (dusk, dawn or cloudy days). An optimum time would be when low tide coincides with dusk or dawn. Speckled trout prefer water above 55 degrees and below 70 degrees. If you don't get a few bites with the first ten to fifteen casts you may want to move onto another spot as these fish tend to travel in schools. These spots are also favored by many other species so you never know what you might catch. Call Scott Team Realty and let us know how you did!

OBX Foreclosure Facts:

- Yes there are some foreclosure sales on the Outer Banks. However, time-share foreclosures inflate the numbers.
 - Most foreclosure homes had a large debt to value ratio and end up in the MLS at close to market value.
 - Some foreclosure homes are priced below market and quickly receive multiple offers.
 - Most foreclosure homes need significant improvements.
 - Foreclosure home sales can negatively affect neighboring property values.
- For more info on bank owned or foreclosure properties call Scott Team Realty.

Enjoy Sandy Run Park!

Kitty Hawk's newest recreational area recently opened this fall. If you are looking for something to do on a cool winter day, check out this great facility. This park is located on over sixteen acres of unspoiled Maritime Forest on Kitty Hawk Road. Huge cypress trees and all types of local wildlife can be seen as you stroll along on raised decking. There is also a kayak launch, a picnic area and a basketball court for all to enjoy.



Living the Dream Book Signing Nov 10 Island Book Store Duck!

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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Scott Team Classifieds



On the golf course in Kitty Hawk

\$397,000

Nestled in the woods on a cul-de-sac and adjacent to the Sea Scape Golf Course, this home 3 bedroom 2 bath home provides fantastic privacy. Wonderful stone accents, a hot tub and an outdoor fireplace make this a unique and wonderful place to live. This home is a real sleeper!



Like New Currituck Home

\$299,000

This upgraded home features an eat-in dream kitchen with cherry cabinets, double wall oven, gas countertop range with grill, tile floor and countertops. The master bath has jet tub, separate shower, double sink vanity and a walk-in closet. Central vac system, designer wooden blinds...the list goes on!



Kitty Hawk Condo

\$220,000

Enjoy easy one floor living in this nice high unit conveniently located near the pool and tennis facilities. Several improvements have been recently made including interior paint and new carpet in 2006. Enjoy living at the beach without all the work! Tenant in place until spring.



Southern Shores Soundside

\$485,000

This custom Jim Andrew's built home is very well maintained and in move-in condition. Recent improvements include a new roof, HVAC and interior paint. Enjoy the large lot and easy access to the ocean and sound. Quality features include 4X6 Jacuzzi tub, ceramic tile, cedar lined closets and Anderson windows.



Sound side in the Village at Nags Head!

\$550,000

This wonderful second/vacation home just had a fabulous makeover! The Australian Cypress floors and fresh paint give this home a wonderful beachy feel. Enjoy the watching sunsets over the sound after an afternoon of golfing or swing on over to the clubhouse for dinner!



South Nags Head

\$640,000

Three master suites, various entertainment areas and a large kitchen make this home perfect for entertaining. Get a front row seat at sunrises and sunsets from this ideal location adjacent to the Cape Hatteras National Seashore and near a beach access. Community tennis courts and a swimming pool make it a great renter!



Beach Road Beauty!

\$699,950

Fantastic ocean views and views of Jockey's Ridge from this favored Nags Head location. This large, almost new vacation rental home has it all! Enjoy the game room, three master suites, a large kitchen, pool and hot tub as well as many exciting new features found in today's homes.



Nags Head Oceanfront!

\$799,000

They don't make em' like they used to! Step back in time to this unique beach home with tongue and groove wood interior. This home sits on a deep ocean front lot with a high dune and a nice wide beach. Look at recent comparable sales, this one has a great upside!



Views! Views! Views!

\$875,000

Fantastic ocean and sound views from this beautiful five bedroom home in Duck adjacent to the Duck Research Pier. Pool, hot tub and a golf cart make this home a great renter and for everyone! This beautiful home was made for creating memories!

Building Lots

Martin's Point Semi-Sound Front Fabulous lot in one of the most desirable subdivisions on the Outer Banks. Drastic price reduction to **\$255,000**
19 + Acres in Tyrell County Nicely wooded property offers privacy, a natural setting, and endless possibilities. **\$60,000**

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