



SCOTT TEAM REALTY
Market Place Shopping Center
5535 N. Croatan Hwy
Southern Shores, NC 27949

Toll Free 866-438-8382
Local 252-261-1500
info@scottrealtyobx.com

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WE'RE ON THE WEB!

WWW.SCOTTREALTYOBX.COM

OBX Fall Events

November 12 The Inaugural OBX Marathon

The OBX® Marathon starts in Kitty Hawk, providing breathtaking views of the Albemarle Sound; the Wright Brothers National Memorial, Nags Head Woods and Jockey's Ridge State Park. The Marathon will be the 2006 USATF North Carolina Association Championship. For more information contact webb@obxmarathon.org or visit

www.obxmarathon.org

November 18 9th Annual Manteo Rotary Rockfish Rodeo

A fishing tournament sponsored by the Manteo Rotary Club. 252-473-6644. www.rockfishrodeo.com

November 24 – 25 Hatteras Island Arts and Craft Guild Holiday Show

Cape Hatteras Elementary School in Buxton. 10:00am - 4:00pm. For more information call Sue at 252-995-4673 or Jen at 252-305-0552.

November 25 Elizabeth's Annual Wine Festival - Auction, Tasting and Sale in Duck

12:00 noon - 3:00pm. A tasting of food and world class wines, available at silent and live auction. Reservations suggested. For more information please call 252-261-6145 or visit www.elizabethsafe.com

November 30 - December 2 18th Annual Outer Banks Hotline's Festival of Trees

Annual fundraising event for Outer Banks Hotline. Decorated trees and holiday objects donated by local businesses are auctioned. 252-473-5121 or www.ob hotline.org

December 9 The Concert Chorale of the Outer Banks

8 p.m. The performance is free and open to the public. For more information call (252) 475-1500.

December 10 Manteo Preservation Trust's Holiday Tour of Homes

A tour of Roanoke Island homes decorated for the holiday season. Tickets \$15.00. Call 252-473-5548 for further information. www.manteopt.com

December 17 Wright Brothers 103rd Anniversary of First Flight

Come see the fly overs and more at the First Flight Society's annual Celebration of the Wright Brothers First Flight. 877-FLY-THIS or 252-441-4124. www.kittyhawk.com

January 5 – 7 9th Annual Outer Banks Wedding Weekend and Expo

This weekend event features a Welcome Reception and Fashion Show, the Outer Banks Dream Drive highlighting wedding reception and ceremony sites. Get the details on line at www.outerbanksweddingassoc.org



The Carolina Real Estate View

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

Summer 2006



New Sound Side Park

The town of Kitty Hawk is considering developing a public park on the property just to the north of the Wright Memorial Bridge. The current conceptual plan calls for a 200 foot pier with a gazebo into the Currituck Sound, a bath house, a picnic shelter with grills, a play ground and a boat

ramp for non-motorized boats. Currently the park is in the conceptual phase but if all goes well the grants will be acquired in 2007 and the park will open in 2008. You can view a copy of the conceptual plan at the town of Kitty Hawk or call Scott Team Realty for an update on the progress.

OBX Fall Fishing

Fall is commonly known as the best time for fishing on the Outer Banks. It is during the months of October through December that many species migrate right past our pristine beaches. From the sweet tasting spot to the chicken of the sea tuna, the ocean is full of fish heading south for the winter. Although fishing with a local charter boat usually gives you the best chance of catching fish, your chances of catching a big fish from the beach is higher this time of year than any other time of year. Keep in mind starting January 1, 2007 North Carolina joins almost every other coastal state that requires a fishing license for fishing in salt water. Licenses will be available on-line at www.ncwildlife.org or locally at bait and tackle shops.

Home insurance: Don't get caught under insured!

One result of multiple years of appreciation in the housing market is that some people may be underestimating what it would cost to rebuild. Also, construction costs have gone up nationally 27% since 2003. Many insurance companies will annually review their clients' policies to help them avoid being uninsured. Now is a good time to review your policy to see how long it has been since the dollar amount of your insurance was updated. To receive a market value on your property, please call Scott Team Realty.



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Ginguite Beauty!



A truly fabulous floor plan with huge master suite on main living level make this Southern Shores home easy for Outer Banks living. Great freshwater fishing or kayaking in the large pond behind the home. Too many recent upgrades to mention! \$479,000



Scott Team Realty sales market share is up 32%

Despite the correction in Outer Banks real estate sales, Scott Team Realty's market share of the local MLS has gone up almost a third compared to the first half of 2005. Buyers and sellers are recognizing the advantages of hiring a team of Realtors instead of a single independent agent. A team accomplishes more by working together as well as by specializing in different parts of the transaction. The results promote better customer service.



Strong long term growth predicted for OBX Real Estate.

On Oct 13, 2006 The Wall Street Journal reported that population of America is increasingly concentrated in coastal states. This migration towards the coasts is expected to continue into the next decade according to a study completed by the Center for Environment and Population. Also, two new surveys by ChangeWave Research and the Anholt State Brands Index show that North Carolina is now one of the top states where people want to live.

Capital Gains keeping you from selling?

An exchange into a Tenants In Common property may be the answer.

OBX investors looking to capitalize on the recent appreciation gains now have another option other than paying substantial capital gains taxes. More and more sellers are using the 1031 tax free exchange laws to transition into low maintenance, positive cash flow properties. The most common of these investments is the Tenants In Common, (TIC), property. Typically these properties are large commercial properties owned by multiple individuals and managed completely by professionals.



TIC properties can be a logical and safe place for those looking to simplify their lives and have an annual return on their money. These properties usually provide many of the same benefits of traditional real estate such as a solid return on the investment and appreciation. According to the July issue of the Carolina Business newspaper the annual return on investment rate on TIC properties in 2005 was 7%. Using the 1031 Tax Free Exchange code, a recent Scott Team Realty client sold their beach home and invested in a TIC to fund their retirement home monthly payment. For more information on how these transactions work contact Scott Team Realty.

Cool OBX Web Site

Grave Yard of the Atlantic: Learn more about the ship wrecks of the coast of the Outer Banks. <http://www.graveyardoftheatlantic.com/>

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



Osprey Subdivision in Duck!

\$969,000

Ocean to sound views from this beautiful home in the prestigious Osprey subdivision! This home offers three master suites, a beautiful pool, a hot tub with an ocean view. Enjoy the quality craftsmanship including juniper accents and solid six paneled doors. Completely equipped including a golf cart!



Duck ocean side second home

\$625,000

The original owners have never rented this fabulous Duck home. Quality is the rule in this custom built Aubrey Kitchin home. Tongue and groove pine walls give this home a warm beach feeling and the wrap around decks are almost as large as the interior! Enjoy the ocean views from the decks!



Wonderful primary residence

\$278,750

Enjoy easy one floor living and detached garage of this beautiful three bedroom home in this prized quiet subdivision. Pride of ownership is obvious from the moment you pull in the driveway. If you are looking for a place with additional storage, then this it!



High View Bargain!

\$200,000

This two bedroom one bath home is a great opportunity for someone looking for Outer Banks homeownership, but does not want to spend a lot. The high elevation of this lot and the ground floor entry allows for easy expansion. This home has new windows and a few other recent upgrades.



Just two lots off the ocean in Duck!

\$625,000

This classic "H" style home is close to the beach access and has many new upgrades including new windows, vinyl siding, a heat pump and many new appliances. Enjoy fantastic ocean views from the roof top deck!



Ocean and Sound Views

\$439,000

Artistic creativity and detail flow throughout this unique contemporary home. The magnificent lot gives you the top of the world feeling. A great home for entertaining. Energy efficient radiant floor heating system, concrete lower walls with 2X6 walls above with lots of decks. This home is built like a fortress!



New Construction in Southern Shores

\$830,000

Granite Countertops, wood floors, maple cabinets are just a few of the quality features found in this fabulous beach house. Enjoy the ocean views from the deck with a wet bar. Convenient beach access or enjoy a swim in the pool. Five master suites make this home a great renter!



Three Mile Station Oceanfront!

\$750,000

This Wonderfully remodeled home will take you back to the Victorian Era on the Outer Banks. Enjoy all the modern conveniences along with the front row view from this one-of-a-kind home in Kitty Hawk. This cottage has a history and fantastic rentals!

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 **\$289,900**

Corova Beach Nicely wooded corner lot offers privacy, a natural setting, and easy beach access. **\$120,000**

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