



SCOTT TEAM REALTY

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WE'RE ON THE WEB!

WWW.SCOTTREALTYOBX.COM

OBX Spring Events

May 17 - 34th Annual Hang Gliding Spectacular

Jockey's Ridge State Park (mp 12.5), Nags Head. The oldest continuous Hang Gliding Competition. 877-FLY-THIS or 252-441-4124. www.kittyhawk.com

May 28 - 8th Annual Outer Banks Jaycees Beach Music Festival

Roanoke Island Festival Park, The Outdoor Pavilion, Manteo. 3pm - 8pm. Fun in the sun and beach music all day. Call 252-475-1500 or online at www.darecountyjaycees.com

June 2 to August 18—The Lost Colony Outdoor Symphonic Drama

Experience history and mystery under the stars at the Waterside Theatre on Roanoke Island. See the compelling drama that 4 million visitors have enjoyed since 1937. For reservations, call (252) 473-3414; www.thelostcolony.org

June 3 - 31st Annual Dare Day Celebration

Dare Days is an annual celebration of the people and history of Dare County. FREE and open to all residents and visitors! Call 252-475-5629 or email dareday@co.dare.nc.us for more information.

June 4 - 5th Annual Evening Under The Stars with the North Carolina Symphony

Enjoy a symphonic evening under the stars at Roanoke Island Festival Park's Outdoor Pavilion. Guest should bring lawn chairs or blankets as seating is on the lawn. Picnics welcome. Symphony begins at 8:00 P.M. Call 877-OBX-4FUN or visit www.outerbanks.org for more information.

June 10 & 11 - 24th Annual Rogallo Kite Festival

Jockey's Ridge State Park (mp 12.5), Nags Head. The Rogallo kite festival will continue honoring Francis M. Rogallo, NASA scientist and inventor of the Flexible Wing. This two day festival will feature our signature kite flying on the dunes of Jockey's ridge as well as nightly entertainment celebrating the history of kiting. 877-FLY-THIS or 252-441-4124. www.kittyhawk.com



SCOTT TEAM REALTY

The Carolina Real Estate View

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

Spring 2006

Seashore Landscaping: Galardia - The Perfect Seashore Perennial

Many people who are not familiar with the Outer Banks' sandy soil question what grows well in a climate where the salt air and dry summer conditions can kill most plant life common to the mainland. A summer flower that can be seen all over the Outer Banks is the Galardia or blanket flower. Given the opportunity, these deer resistant flowers will thrive in the hostile OBX conditions. Even in the heat of July and August when other flowers and grasses are wilting, these flowers can be seen along the road side thriving. One beach owner in Kitty Hawk has seen these flowers survive Isabel's flood in 2003! For more info on obtaining the blanket flower contact Scott Team Realty.



Look for Galardia along OBX roadways and in yards blooming from May to December.

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Free 2nd Home Journal subscriptions

The 2nd Home Journal is partnering with Scott Team Realty to offer a year's free subscription to a limited number of individuals that either own a second home or are considering purchasing a second home. This Vermont-based national publication's purpose is to provide useful information to second homeowners in a professional, easy to read manner. Call Scott Team Realty to receive this quarterly publication.

Town Email Updates:

Would you like to know more about what is going on in your OBX town government? Both Southern Shores and Kitty Hawk now put out weekly e-newsletters to help both residents and non-residents know what is going on in each town. Either town will be happy to email you their weekly summary of everything that is going on in town government. These e-newsletters are both interesting and informative, containing information from the spring rubbish pick-up schedule to recent code violations. To receive a weekly update from your town, simply go to your town's web site or contact Scott Team Realty. We'll help you get setup to receive them.

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Scott Team Classifieds



New Construction in Southern Shores \$830,000

This quality built Waldt Construction home features five master suites, open living area, recreation room with wet bar, pool, and plenty of decks. The roof top deck complete with wet bar is the perfect place to enjoy the ocean view! This quiet cul-de-sac location is very convenient to the beautiful Southern Shores beaches!



Semi-Sound Front \$410,000

This home is in "move in" condition! The custom upgrades include bright upper level living area with master suite, lovely screened porch, sun deck, landscaping and back yard fencing. Four bedroom, two and one-half bath home near private sound access is perfect for year round or second home living.



Near the beach in Chicahauk \$429,000

Prime get away location close to beach community common area make this home a real bargain. It is surprisingly larger on the inside; has an open living area and two roomy bedrooms with private decks on the upper level. The large lot offers possible expansion or pool addition option. Many recent upgrades!



Almost Oceanfront! \$605,000

This duplex sits on a large 100 X150 foot lot across the street from the ocean. Enjoy the views of almost all of Kitty Hawk from the roof top deck. Some of the upgrades to this home include new hardy plank siding and new HVAC system. A great opportunity to rent for a few years and then built your dream home!



Great Ocean Views and Access! \$525,000

Two for the price of one. These two cottages are on one lot just one lot off the beach road in Kitty Hawk. They both have excellent elevation and a ton of rental potential. Many recent upgrades to one of the homes and the other can be finished to your liking. Enjoy watching the porpoises swim by from the decks on this property.



Ocean and Sound Views \$529,000

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!



Canalfront! \$300,000

Enjoy the 50 feet of canal on one of the deepest canals in Colington Harbour. This cute two bedroom A-Framed home with lots of decking is a perfect getaway for the boating enthusiast! The two sided, wood burning fireplace gives both the living room and dining room warmth. Imagine your boat in the water behind your home and the large garage for storage!



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 Lowest priced lot in the most prestigious gated community on the Outer Banks! **\$325,000**

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

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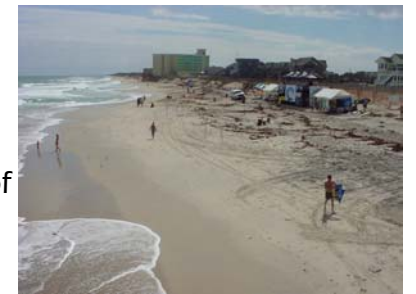


Each year the Outer Banks participates in the American Cancer Society's annual fundraising event known as the Relay for Life. Since the 1980's, communities nationwide have

been raising funds to cure cancer. Participating teams keep a sponsored team member walking or running a track for the entirety of the overnight event. The Outer Banks has been hosting a Relay for Life event for the past eleven years. Last year, this community raised \$311,000 making us second in the entire nation based on community size! Scott Team Realty's Melissa McCarter has been involved in the Relay for the past two years. Melissa and her four year old daughter camped overnight at last year's event and walked the track between 2am and 5am. This year's Relay for Life will be held May 20th to 21st at First Flight High School in Kill Devil Hills. There are lots of great kid's activities, food vendors, silent auction, raffles, and the like. If you are interested in learning more, becoming involved, donating, or sponsoring Melissa, please call Scott Team Realty or stop by our office!

OBX Real Estate Market Update

The only constant in the Outer Banks real estate industry is that there will always be change. This past winter proved to be a significantly different market than most of 2005. The market switched from being a seller's market to a buyer's market in just a few months. Residential inventory doubled in comparison to the same time the year before and first quarter 2006 sales were 65% of residential sales of the first quarter of 2005. Where the market goes from here is anyone's guess but the demographics of the country and people's love of the beach suggest continued strength in the Outer Banks market. The USA Today newspaper reported on April 5, 2006, "...Sales of vacation homes, though, are expected to remain strong for years, because the youngest baby boomers are only 42 this year." Also, if the activity of the Outer Banks is any representation of real estate then this year will turn out to be fairly good. As of this writing the beach is buzzing with vacationers.



Kitty Hawk Emergency Berm Complete

FEMA recently provided the funds to replace the part of the dune lost during Hurricane Isabel. The project was completed over the winter and one can now see thousands of beach grass sprigs beginning to grow on this new oceanfront dune. Concern was raised early in the process that the sand did not match the color of the sand currently on the beach. Engineers and scientists involved in the project stated that the sand will become much closer to the natural color as the sun and atmosphere take effect. Hopefully by summertime we'll have a beautiful, newly-vegetated dune along the oceanfront in Kitty Hawk.

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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