



The Carolina R_{eal} E_{state} View

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

Summer 2008

Old Lifeguard Station To Be Repaired

According to the Outer Banks Sentinel, the old lifeguard station just south of Oregon Inlet will shortly undergo significant exterior renovations. This station, built in 1897, has been left to the elements since 1990 when a new station was built on the north side of Oregon Inlet. Parts of this historic building has been damaged by moving sand dunes over the last fifteen years. The purpose of the renovation is to get it out of the sand and have it ready for a future interior renovation. If this does not occur soon then the building is in danger of being consumed by the moving dune.



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Outer Banks Market update

It continues to be a buyer's market on the Outer Banks. Contracts written during the first half of 2008 were just under 2007's numbers. The first sign of a possible turn in the market started in May. Inventory was at its lowest seasonally adjusted point in four years. A key indicator to watch to determine a market change is the absorption rate. When this indicator goes down the market is turning in the seller's favor. Scott Team Realty's sales continue to be steady at a

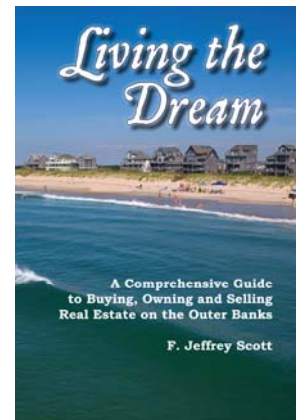
level just slightly better than last year.

Summer Fun: Climbing Lighthouses

If you are looking for something to do this summer, take a few hours and climb a lighthouse! Both the Currituck Light and the Cape Hatteras Light are open for the public to climb. The Bodie Island Light is in need of renovation and can not be climbed but it is possible to view the inside. The views from the top of these light houses are spectacular and seeing these structures from the inside is both interesting and educational. Both the Currituck and Hatteras Lights are open for climbing from 9AM to at least 5 PM daily in the summer.



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Real Estate Outer Banks Magazine

When on the beach, make sure you pick up a copy of the latest *Real Estate Outer Banks* newspaper. Besides having info on properties for sale, this free monthly publication will help buyers and sellers by providing good Outer Banks real estate related articles and market statistics for each town. A "Dear Jeff" column is also planned for upcoming issues. In this column Jeff will answer real estate questions posted from the public. Boxes holding this publication can be found at stores all over the Outer Banks including in front of the Scott Team Realty office in Southern Shores.



Remote Automation Systems

The Internet has made controlling vacation rental property from afar much easier than in the past. Companies like iControl and Control4 now make it possible for you to remotely control everything from the thermostat to the irrigation system on your beach house. Imagine turning on the air conditioning and lights during your drive to the beach from your phone so the house is cool and welcoming when you arrive. Controls are connected within your beach cottage without wires and services can be customized for each property. More expensive controls also allow a homeowner to monitor the use of the home's systems by the tenants. For more information on local installation specialists contact Scott Team Realty or visit one of the following web sites: www.iconcontrol.com or www.control4.com

Most of our business comes from referrals. Please feel free to tell your friends about us. Thanks for thinking of Scott Team Realty!



Summer Pompano Fishing

Summer and early fall are the best times of year for pompano fishing. When the surf is clear and in the mid to upper 70's pompano can usually be found right at the edge of the surf. Unlike many types of surf fishing, these fish are best caught on light tackle in the breakers close to the beach. Most times a small hook baited with a mole crab, (sometimes called a sand flea), with less than an ounce of weight works just fine. A cast less than ten feet into a hole next to a sand bar will usually be enough if the fish are there. A two pound fish is a very large pompano for this area but it will fight like a ten pound fish! Hold on to the rod because these fish bite quick and are famous for taking the bait. These fish are delicious fried!

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



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.



Sandpiper Cay Condo

\$220,000

This extra nice unit located on a high ridge is conveniently located near the pool and tennis facilities. Several improvements have been made in the past couple years including interior paint and new carpet in 2006. Enjoy living at the beach without all the work!



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

Reduced! \$364,900

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.



Private Ocean Access

\$649,000

Enjoy this great Kill Devil Hills semi-oceanfront location with ocean views from first and second levels. The private beach access directly across the street from a quiet section of the beach as well as the large heated pool and hot tub help give this cottage an excellent rental history.



Excellent Kitty Hawk Building Site

\$219,000

The large lot has great ocean views from the ground level. Imagine the views from the first or second level of your custom built home on this site! The great location in the heart of Kitty Hawk provides easy access to beaches and other services while offering wide-open views.



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We would be happy if you would pass on this newsletter after you've finished reading it. Also if you know of someone who would like their own copy, please let us know and we'll make sure they get one.

OBX Summer Events

August 2 Saturday Night at The Movies!!

Film Theatre at Roanoke Island Festival Park. 8 p.m. Enjoy one of the finest movies available for family entertainment. Free. Please visit NCSASummerFest.org for more information.

August 4 – 28 Rob Snyder: Paintings of Pier, Surf and Sea life

Robbie Snyder, a painter and a sculptor, Snyder has a rich portfolio that includes huge acrylic paintings featuring a combination of airbrush and regular brushwork of marine life. It is free! For more info call (252) 475-1500.

August 5, 7, 12, 14 The Lost Colony Children's Theatre presents Sleeping Beauty

Fort Raleigh Historic Site, Roanoke Island. 9:30 a.m. Enjoy a classic children's story brought to life with music and dance. Face-painting and balloon-sculpting. For tickets: (252) 473-3414 or thelostcolony.org

August 6, 13, 20 & 27 2008 Red Wolf Howling

Come join us for the chance to hear the howl of a red wolf at the Alligator National Wildlife Refuge and learn more about this endangered species. Registration is required. Visit www.redwolves.com or call 252.796.5600.

August 6, 13, 20, 27 Outer Barks - Yappy Hour

Scarborough Lane Shoppes in Duck. Canine cocktail hour open to all canines and their humans. For schedule call (252) 261-6279 or (888) 870-6279 or visit outerbarks.com

August 9 9th Annual Kitty Hawk Kites/Carolina Outdoors Ocean Games

This family beach fun day starts with a 5K kayak race on the Atlantic. The Sandcastle building contest will begin at 1 p.m. with the best sandcastle builders competing for prizes! (877) FLY-THIS or visit kittyhawk.com

August 10 7th Annual OBX Sandbar 5K

Kitty Hawk. The Outer Banks only 5K Beach Run/Walk is set on the wide flat sands in front of the historic 'Old Station' public bath house in Kitty Hawk. Visit outerbanksrelieffoundation.com for additional details.

August 18 Virginia Dare Faire

Fort Raleigh National Historic Site, Roanoke Island. Celebrate Virginia Dare's 421st birthday. Attend a day of free activities with music, games and fun for the family. Reserve your seats early for the evening performance of The Lost Colony that cameos infant actors as baby Virginia. For tickets: (252) 473-3414 or thelostcolony.org

August 31 Labor Day Concert - Hunt Family Fiddlers

8-10 p.m. Outdoor Pavilion. The Hunt Family Fiddlers are an award winning family of Irish step dancers, fiddlers and singers that marvel crowds everywhere! This family of nine performs Celtic, bluegrass, inspirational and popular tunes, offering a unique blend of diversity to every show. Tickets are \$15 adults and \$10 students (252) 475-1500.

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