



The Carolina Real Estate View

A quarterly service for buyers and owners of Outer Banks real estate Winter 2013

Nags Head Ship Wreck

According to the Outer Banks Voice, Hurricane Sandy washed part of the Irma ashore in Nags Head. The Irma wrecked in the 1920's just north of the Wright Memorial. This piece of the schooner was seen north of here just a few years ago. It washed out with the tide and disappeared for a few years. As of this writing the ship wreck can still be easily seen from the Bonnett St beach access in Nags Head.



The iron hawsepipe, prominent in this picture, is where the metal chain from the anchor goes through the hull of the ship.

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Scott Team Realty Celebrates Ten years!

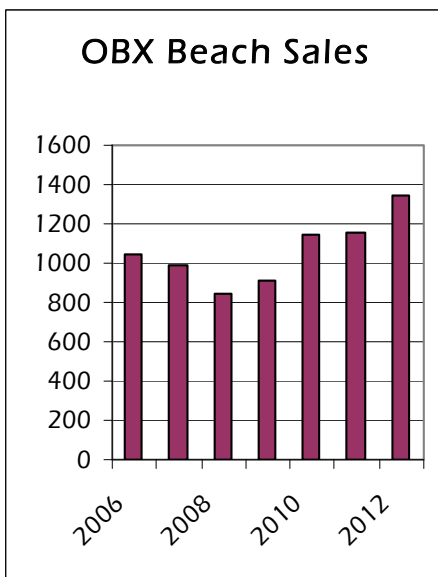
Jeff Scott officially opened the doors to Scott Team Realty's present location on January 3, 2003. The central location and visibility of the Marketplace Shopping Center in Southern Shores is convenient for just about all folks looking to buy or sell here. We're proud to be able to serve the Outer Banks community from this location and look forward to many more years helping people with Outer Banks real estate. Stop in anytime!



Owner Financing for Corolla Commercial Building

Located in what is considered the highest traffic area of Corolla, this building is close to 7000 square feet and would be perfect for an investment or a local business. Buy now and lock in to this good value before prices go up! **\$729,000!**

OBX Beach Sales



Outer Banks Real Estate Activity Update

The number of Outer Banks sales jumped significantly in 2012 compared to recent years! This graph shows the number of sales of beach property from the four-wheel area in Corolla all the way to the Hatteras ferry docks. Outer Banks Realtor MLS statistics show the largest gains in number of sales of lots and modestly priced homes. Sales prices are still low but that may begin to change in 2013 as the inventory dwindles. For a market update on any specific OBX market segment contact Scott Team Realty.



Scott Team Classifieds



TimBuckII Commercial building **Reduced!** **\$729,000**

Over 6,000 square feet of rentable space in the highest traffic area of Corolla. This building has retail, a restaurant and office space. This property could be a great income producing opportunity or the Corolla location of your local business. **Now offering Owner Financing!**



Base Hatteras! **\$245,000**

This completely remodeled home is just two lots off the ocean. Enjoy the super large master bedroom with ocean views, the private deck, the brand new kitchen and the short walk to the beach. This home has barely been used since being completely remodeled in 2011 and is move-in ready.



Kitty Hawk Acreage! **\$269,000**

This sound side home has wonderful one floor living on this large (1.7 acres), Kitty Hawk home site. Enjoy the brand new carpeting, wood laminate floors, and interior paint. The basement is almost as large as the whole house and could be used for many purposes.



Fabulous KDH Building Site **\$79,500**

If you are thinking of building then this lot is a must see! This lot is conveniently located to goods and services as well as the beach and sound accesses. It also has a high elevation for those big sky views. Here is the perfect lot to build that home with all the finishes just the way you dreamed!



Beautiful Sound Front Home! **Reduced!** **\$409,900**

Picture yourself enjoying the beautiful sunsets while sitting at the pool from this lovely sound front property. Views are available from the large sundeck, the living room, the dining room and kitchen. Kitty Hawk Bay is perfect for enjoying the water from this 4 bedroom home.



Kitty Hawk Maritime Forest **\$274,900**

With over 13,000 square feet of land on a quiet street this 3 bedroom 3 bath home with a pool offers a great buffer between you and your neighbors. It is also adjacent to Nature Conservancy property for added privacy and the beach is just a few minutes away!



Excellent Kitty Hawk Building Site **\$219,000**

Superb home site available for primary residential living or for a second home. This great location provides easy access to beaches and other services. Choose this lot for its view of the ocean, for its privacy or for its easy access to local goods and services.

Your OBX Property Here!

We're looking for a few sellers who desire excellent service and an effective marketing plan.

Shark Stays Clear of the Outer Banks

A 16 foot great white shark was tagged with a GPS transmitter off the coast of Cape Cod in September. The transmitter shows the track of this female shark named "Mary Lee" migrating south to Florida this fall. She stayed well off the northern coast of the Outer Banks. As of this writing, she is heading back north and again staying well off the northern coast of the Outer Banks on her return trip to Cape Cod's feeding grounds. Find information on this story and follow the shark's track at:

<http://sharks-ocearch.verite.com/>



Mary Lee was caught and released by Chris Fischer.



Attention Outer Banks Owners... are you ready for the new tax assessment?

New tax assessments for both Dare and Currituck Counties should be in your mailbox before spring. Just about everyone should see a decrease in value. State law requires assessments to be market value as of January 1, 2013. With the decrease in assessed tax values it is likely tax rates will increase this year. If you need help determining the accuracy of your assessment or need help with an appeal, please contact Scott Team Realty.

OBX Solar Powered Water Heaters

Using the sun to heat water has been a fairly common practice on the Outer Banks for years. Even back in the mid-1970's Captain Dave's restaurant heated the water for their restaurant through solar panels. According to Bridge McDowell at Waldt Renewables, using solar power to heat water is the most cost effective way to save on your electric bill. However, some customers choose photovoltaic systems that produce electricity that is sold to the power company, although these have a longer payback period than thermal solar water systems. For more information on green energy on the Outer Banks, go to:

www.waldtrenewables.com



The solar panels on this OBX roof produce electricity that is sold back to the power company when the house is not in use.



Subscribe to receive Best OBX Buys

We regularly come across great valued listings. It could be a diamond in the rough or a bank owned property that was priced below market value. Even if the property is not our listing we'll let you know about it and why we think it is a great value. Sign up to receive information on Best OBX Buys at: <http://eepurl.com/ePXrA>

All referrals are appreciated. Our greatest professional privilege is to serve your family and friends.

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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Call Scott Team Realty for a
free market analysis on any
Outer Banks property!

OBX Winter Events

Diamonds & Denim, a Harvest Dance Feb 16, 2013

Elizabethan Gardens Enjoy a hay-kicking good time with a live dance band, food, silent and live auctions combined with romantic harvest moon hay rides.

16th Annual Priceless Pieces Quilt Show Mar 01, 2013 - Mar 23, 2013

Roanoke Island Festival Park Art Gallery The collection is drawn from quilt makers or quilt owners attached to the Eastern, NC region. Monday- Friday 9 a.m. to 5 p.m. and Saturdays 10 a.m. to 4 p.m. Free.

FCA's Light to Light Run Feb 23, 2013

Participate or cheer on the runners who start at the Currituck Beach Light at 7 AM and end at the Bodie Island Light between 3 and 4 PM. Go to nencfca.org for more information.

The Southern Circuit Film Tour Presents Daisy Bates: First Lady of Little Rock Mar 13, 2013

Roanoke Island Festival Park Theater There will be a reception at the Dare County Arts Council Gallery at 6pm prior to screening where guests can meet the director.

OBX Taste of the Beach Mar 14, 2013 - Mar 17, 2013

Over 50 events, more than 35 restaurants and 4 days of food, drink and fun! Coastal Living Magazine named it one of the TOP TEN Seafood and Wine Festivals in the Country!

6th Annual Shamrock Car Show & Poker Run Mar 14, 2013 - Mar 17, 2013

First Flight High School , Kill Devil Hills Car enthusiasts alike celebrate Saint Patrick's Day weekend with a show featuring over 200 vehicles.

Kelly's Running of the Leprechauns 8K and 24th Annual St. Patrick's Day Parade Mar 16, 2013 - Mar 17, 2013 Nags Head On Saturday, find Kelly's "pot of gold," green glory and fun on a 8k/5 mile point to point course including road and trail. On Sunday, the largest St. Patrick's Day Parade in NC travels the greenest mile in the Tarheel state.