



# The Carolina Real Estate View

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

## Outer Banks Beaches and Golf Courses Recognized

The Travel section of the US News and World Report picked the Outer Banks as the best family beach in the country recently. Besides our beaches, they cited the history of the area, great local seafood and unique local activities as reasons for being rated number one. World Golf also ranked three local golf courses in the top 100 in North Carolina. This new rating continues the trend of the Outer Banks being a premier golfing destination on the East Coast.



Summer in Nags Head

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The finish line at the Bodie Island Light

## Scott Completes 43 Mile Run for FCA

On February 23 Jeff Scott ran from the Currituck Beach light house to the Bodie Island light house in eight hours and thirty minutes to raise money for the NE North Carolina Fellowship of Christian Athletes (FCA). This group has a huge positive impact on kids growing up on the Outer Banks. This was the fourth year this Light to Light Run has been held and Jeff is only the second person who has completed the whole distance. To support the local FCA and/or Jeff for this worthy cause go to <http://nencfca.org>

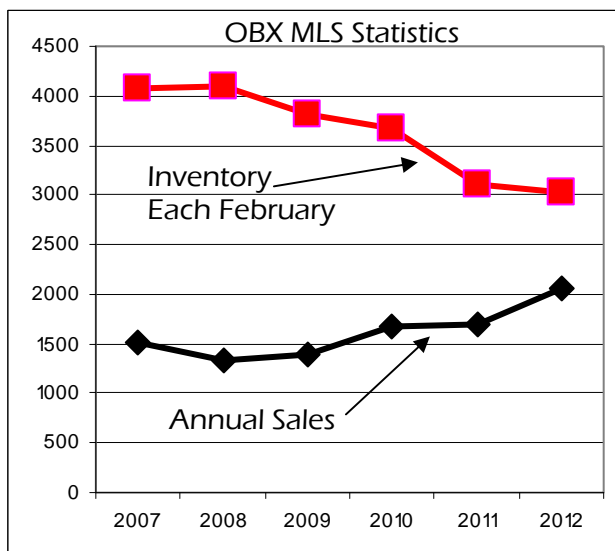


## Beach Road Beauty!

This is the perfect spot for a vacation rental home. The ocean is directly across the street from this three bedroom beach cottage on a high Kitty Hawk lot. It also has deeded beach access across the street.

The views that go on forever!

**Price recently reduced to \$299,000**



## Outer Banks Real Estate Activity Update

The gap between inventory and demand is narrowing for Outer Banks properties. Inventory has outweighed demand since 2005. It is anyone's guess at what point the demand will cause appreciation but many indicators are pointing towards better things to come.



## 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!**      **Reduced!**      **\$249,000**  
 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.



**Wonderful OBX Home!**      **\$195,000**  
 Just about every finish in this house is just over two years old down to the hardware on the new interior doors. Enjoy the beautiful bamboo floors, the stainless steel Maytag appliances, trex exterior decking and high quality light fixtures that look like new and ready for a new owner!

**Sold!**



**Beautiful Sound Front Home!**      **Reduced!**      **\$399,900**  
 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 updated kitchen. Kitty Hawk Bay is perfect for enjoying the water from this 4 bedroom home.



**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!



**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.**

### ***Treasure Detectives* Features Elizabethan Gardens Portrait**

On April 9 this TV show aired an episode on a portrait of Queen Elizabeth I that hung in the Elizabethan Gardens gift shop on Roanoke Island for about 20 years. The portrait is somewhat similar to the "Drewe Portrait" of the queen (pictured here). Legend was that it was painted during her reign about the time the Lost Colony disappeared at the end of the 16th century. This show had experts determine when it was painted and estimate its worth. To find out if it is an original or a fake contact Scott Team Realty or catch a rerun of this episode on the CNBC network.



### **Flat Tops Receiving New Interest**

Flat top homes were just about the most common home design on the Outer Banks in the 1950's. Many of these unique and classic structures have been razed to make way for new homes. These homes are often now considered rare and worth saving. In fact, a recent sale of a Southern Shores flat top resulted in a sale above asking price and appraisal. For more information on these historical properties contact Scott Team Realty or the Outer Banks Community Foundation.

### **Outer Banks Driftwood**

Captain Reese Stecher has a reputation as one of the best inshore charter captains on the Outer Banks. He recently started a new endeavor finding and selling driftwood on days too rough to fish. Many of the pieces he finds are turned into beautiful furniture like this coffee table (pictured with Reese to the right) that was on display in Scott Team Realty's Southern Shores office. This piece was found wedged in the Bonner Bridge after Hurricane Irene. Reese still helps people catch a ton of fish here but if you are looking for a unique piece of furniture or artwork check out [www.obxdriftwood.com](http://www.obxdriftwood.com) or stop in Scott Team Realty and see a few examples.



### **What's an OBX Home Worth?**

To find out what a property is worth in today's market it is a good idea to see the information on recently sold similar homes. Scott Team Realty now offers a service that will email you once a month a report showing homes sold in your area. To learn more about this service go to [www.scottrealtyobx.com/market\\_snapshot](http://www.scottrealtyobx.com/market_snapshot) or call Scott Team Realty.

*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.



SCOTT TEAM REALTY

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

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## OBX Spring Events

[Mollie Fearing Memorial Art Show](#) May 3, 2013 - May 30, 2013 Roanoke Island Festival Park  
Phone: 252-475-1500 Art Gallery. Meet-the Artist Reception: May 5. It is free and open to the public 9 a.m. to 5 p.m. Mon-Fri. The annual event is sponsored by the Dare County Arts Council

[OBX Ultramarathon](#) May 4, 2013 Email: [runultras100@gmail.com](mailto:runultras100@gmail.com)  
Race along the beautiful Outer Banks! OBX Ultramarathon is a 50k run that takes place mostly on the beach from underneath the Currituck Lighthouse to Kill Devil Hills, the home of the Wright Brothers Memorial.

[20 Great Shade Perennials for the South](#) May 4, 2013 Email: [gardens@elizabethagardens.org](mailto:gardens@elizabethagardens.org)  
1:00 PM TO 3:00 PM Enjoy this workshop all about twenty shade-loving perennials that flourish at The Elizabethan Gardens.

[Surfing America Prime](#) May 4, 2013 - May 5, 2013 Jennette's Pier  
Surfing America is responsible for holding the USA Surfing Championships event each year and for selecting the official USA Surf Team to compete internationally.

[Spring Restaurant Week](#) May 10, 2013 - May 18, 2013  
Attention Outer Banks Food Lovers Near and Far! Outer Banks Restaurant Week each Fall and Spring brings an exciting opportunity to enjoy local fare. No pretense or snobbery here — it's all about our local chefs serving up delicious cuisine in some of the area's best venues.

[30th Annual Yuengling Nags Head Woods 5k Run](#) May 11, 2013 Nags Head Woods  
Race course weaves through one of the best remaining examples of mid-Atlantic Maritime forest and deciduous hardwoods.

[Outer Banks Spring Festival of Arts and Crafts 2013](#) May 25, 2013 - May 26, 2013  
Outer Banks Woman's Club is sponsoring the Outer Banks Spring Festival of Art and Crafts which include 45 different vendors indoor and outdoor space of the Baum Center (Senior Center).

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We're on the web! [www.scottrealtyobx.com](http://www.scottrealtyobx.com)