



# The Carolina Real Estate View

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

Fall 2014

## OBX Real Estate Report

After years of disappointing real estate news, the first half of 2014 showed real signs of recovery. The Outer Banks MLS had increases in average sales prices and median sales prices. Also, sales of single family residences in the two towns sampled showed increases in average sales prices compared to average tax assessments. In fact average sales prices went up by more than 10% of average tax assessed value compared to 2013. There is still plenty of Outer Banks property for sale so if you are thinking of getting in this market, now is a great time!



**It is likely OBX property values are moving up slightly.**

### IN THIS ISSUE:

- *OBX Market Update*
- *Historical Baseline Marker*
- *Listings*
- *Oregon Inlet*
- *Fall Fishing & Activities*
- *OBX Decorating*
- *OBX Traffic Cams*
- *Calendar of Events*

## Historical Baseline Marker Found



In the mid 1800's the Atlantic coast was surveyed and baseline markers were installed to be used for all future surveys. Almost all of these markers have disappeared over the last 150 years. According to the Coastland Times, the oldest existing of these original baseline markers was re-discovered near Whalebone Junction. A path was recently cleared to this marker and the public can go see it now. For

more information on how to find it contact Scott Team Realty or go to [http://www.scottrealtyobx.com/baseline\\_markers](http://www.scottrealtyobx.com/baseline_markers)

## Oregon Inlet State Park?

Up until just a few years ago, Oregon Inlet would be a place where many local families would go on the weekends in the summer to relax. This favorite fishing spot was also an inexpensive place to go just get away from town. Driving on the beach there now requires an expensive permit and often driving access is severely limited. The Outer Banks Voice recently reported that the state is considering a purchase of this area from the Federal Government. This would likely improve access as well as give the state more control over improvements like the new bridge. Could the state manage this area better? Stay tuned...we may find out sometime in the future.



## South Nags Head Vacataion Rental

This 4 bedroom 4 bath house has great views of the ocean and sound, a solid rental history and great beach access. It is a super value for \$375,000!



## Scott Team Classifieds



### Four Seasons in Duck!

Price Reduced!

**\$769,000**

This quality beach home is located in the heart of one of the best vacation rental communities on the Outer Banks. The proven rental income is a result of all that this home offers including a private swimming pool, hot tub, game room, media room and three master suites. Very private lot close to everything!



### Hatteras Island Retreat

**\$225,000**

This classic saltbox style home is just a short walk to one of the best beaches on the entire Outer Banks. It has many recent updates including a recent replacement of the roof, HVAC system and flooring. You'll love the ocean views and wide open feel. If you are looking on Hatteras Island then this is a must see!



### 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!**



### Duck Beach Cottage

Price reduced!

**\$359,000**

Whether you are looking for a cute second home or vacation rental in the Duck area, this home is a must see! Enjoy the bright family room with panoramic views as well as large covered and sun decks. This large lot offers plenty of privacy and the beach is very close!



### Prime Kitty Hawk Restaurant Location!

**\$949,000**

Located on a corner lot with great highway visibility, this property offers over 3,000 square feet which includes a large dining area, kitchen/prep area, storage and 13' x 8' walk-in cooler. Almost all equipment available and plenty of paved parking. A successful location waiting to happen!



### Nags Head Canal Front

**\$407,995**

This canal front, second home has direct access to the Roanoke Sound. You'll love the huge master suite with water views, the screened porch and large dock. The current owners have recently updated the heating system and almost every appliance so you can move in with little or no additional expense.



### Sound Front Beauty!

**\$429,000**

The sunsets over the Albemarle sound are spectacular from this house located on one of the highest sound front lots in this neighborhood. There are additional water views from multiple directions! Enjoy the wood accents, the wonderful kitchen and private master suite!

## Prime OBX Building Sites

**Kitty Hawk Ocean Views \$169,000** This large lot has ocean views just standing on the ground. Imagine what they'll be from your home here! Easy beach access.

**Monterey Shores Sound front \$200,000** Easily place your home on this lot so you can watch the sunset over the Currituck Sound. Close to club house and beach as well!

**Corova Beach \$38,900** This lot is perfect for an Outer Banks getaway... Just four lots from the ocean and yards to the False Cape State Park in Virginia. Buy at today's price and build or hold for future value!

Scott Team Realty 5535 N. Croatan Hwy Southern Shores, NC 27949  
Toll Free 866-438-8382 Local 252-261-1500 [www.scottrealtyobx.com](http://www.scottrealtyobx.com)



## Fall Fishing on the Outer Banks

For local anglers, there's nothing more enjoyable than surf fishing in the fall. September starts the fall migration of many species and you can still fish in your bathing suit. With cooler October water temperatures comes more and bigger fish. Large red drum (like the one in the adjacent picture), are more common now than in recent years. Days with clear, calm water are usually good fishing days but those first hours after a cold front pushes through are often as good as it gets! Here at Scott Team Realty we don't fish as much as we used to but we still hear where the fish are biting. Contact us for some tips on where and when to fish or call a local tackle shop. We can help you catch dinner!

## OBX Decorating Tip

The Outer Banks History Center located on Roanoke Island has many vintage pictures available for personal use. Many are not copyrighted as well. Historical pictures of people enjoying the Outer Banks are interesting and add a great touch to a beach house. To learn the process of obtaining vintage Outer Banks pictures you can contact the Outer Banks History Center at 252-473-1483 or go to <http://www.ncdcr.gov/archives/Public/OuterBanksHistoryCenter.aspx>



## OBX Traffic Cameras

For about nine months out of the year traffic and OBX are two words that just don't go together. Those three busy summer months are over but there can still be a need here for traffic cams. You can check the road conditions on Hatteras Island if there is a storm or if traffic is backed up by your home you can probably see why at this web site. Here's a link to a site with most of the traffic cameras here on the Outer Banks: <http://www.trafficland.com/city/obx/>

## Four Free Fun Fall OBX Activities

-Watch turtles hatch from a nest. Late summer and early fall is when baby turtles leave their nests for the open ocean. For more information on turtle hatches contact Network For Endangered Sea Turtles (N.E.S.T) at 252-441-8622 or go to <http://www.nestonline.org>

-Walk a trail in Nags Head Woods <http://www.nature.org/ourinitiatives/regions/northamerica/unitedstates/northcarolina/placesweprotect/nags-head-woods-ecological-preserve.xml>

-Walk the Duck boardwalk at Sunset [http://scottrealtyobx.com/duck\\_boardwalk](http://scottrealtyobx.com/duck_boardwalk)

-Visit the Fort Raleigh Museum [http://scottrealtyobx.com/fort\\_raleigh](http://scottrealtyobx.com/fort_raleigh)

*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 5535 N. Croatan Hwy Southern Shores, NC 27949  
Toll Free 866-438-8382 Local 252-261-1500 [www.scottrealtyobx.com](http://www.scottrealtyobx.com)



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

Toll Free 866-438-8382  
Local 252-261-1500

---

## OBX FALL EVENTS

### **NAGS HEAD ELEMENTARY SCHOOL PUMPKIN FAIR OCT 4**

Pick out a pumpkin and enjoy fun games at this family-friendly event that benefits the NHES Parent Teacher Organization.

### **OINK N' OYSTER ROAST OCT 11 KITTY HAWK**

First Flight Rotary sponsors the annual community benefit which offers steamed oysters and NC style Barbecue and all the sides. Funds raised are used to support various non-profits organizations in Dare County.

### **22ND ANNUAL OUTER BANKS PARADE OF HOMES OCT 9-12**

View over 20 OBX newly constructed coastal homes and large-scale renovation transformations.

### **HATTERASITY - A Bluegrass Block Party Oct 9-12 Hatteras Village Civic Center**

Four Days of Bluegrass, Irish, Acoustic and Roots Music! Email: [felixpap@ptd.net](mailto:felixpap@ptd.net)

**DUCK JAZZ FESTIVAL OCT 12 DUCK TOWN GREEN** Enjoy great live jazz at the beach.

### **OUTER BANKS SEAFOOD FESTIVAL OCT 18 NAGS HEAD**

It's all about fresh, local Outer Banks seafood! Admission to festival is \$3 includes kids zone, live music all day, cooking demonstrations, boat exhibits, and storytelling.

### **18th Annual WINGS OVER WATER OCT 21-26 HATTERAS ISLAND**

Wings Over Water is one of the premier annual wildlife festivals on the east coast. With nearly 100 programs, there is something for every nature lover.

### **CAPE HATTERAS ANGLERS CLUB SURF FISHING TOURNAMENT Nov 5-8**

The Cape Hatteras Invitational Surf Fishing Tournament is the largest surf fishing tournament of its kind on the East Coast, and possibly the world.

---

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