



# The Carolina

## Real Estate View

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

Summer 2015

### Decrease in OBX Homeowners Insurance Premiums

Property insurance has been a key factor in the affordability of property on the Outer Banks over the last few years. Local Realtors and other citizens have been advocating for reduced rates. It's wonderful to report that they have been somewhat successful. Most wind and hail policies renewed after June 1 of this year should see a decrease in the premium. Renewals should drop 9% for homes on both Dare and Currituck beaches. There is a chance for even more good insurance news in the near future. For more information on what's happening contact Scott Team Realty or go to <http://www.nchomeownersalliance.org/>



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### OBX Real Estate Update



After a somewhat slow start to the year, the number of Outer Banks real estate sales has gone up about 10% compared to last year through May 31. Property values are rebounding slowly. There are still many good values for sale today which may be slowing appreciation. Inventory levels are trending

down but are still too high to pressure prices up. On the other hand, properties priced close to market value are being sold quickly for close to asking price. Get a sales value on a specific property by calling Scott Team Realty or for a complete market report go to [http://scottrealtyobx.com/market\\_info](http://scottrealtyobx.com/market_info).



### Nags Head Canal Front Dream!

This 4 bedroom 2 bath house is a perfect spot for the boating enthusiast! Enjoy the large screened porch and decks overlooking the canal from this fabulous location! Price reduced!

### Elizabethan Gardens' Virginia Dare Statue

In the most easterly section of the Elizabethan Gardens stands a statue of a lady who was carved by the American sculptor Maria Louise Lander. Virginia Dare, the first European born in the New World, was the inspiration for this statue. In 1859 Miss Lander carved what she believed a grown up Virginia Dare would look like surviving with the Native Americans. She is draped in a fishnet and is standing with a heron. According to the Elizabethan Gardens web site this statue survived a fire, a shipwreck and controversy before finally being placed under a large live oak tree in the Gardens. The Elizabethan Gardens is a great place to spend a peaceful afternoon any season. See more about these gardens at <http://elizabethangardens.org/>



## 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!



### Kitty Hawk Retreat

**\$299,000**

This classic beach box style home is adjacent to the Seascape golf course on a quiet cul-de-sac. This wooded lot offers plenty of privacy in one of Kitty Hawk's most coveted subdivisions for primary and second home residences. It's had just one owner and is move-in ready!



### Two Cottages On One Lot!

**\$189,000**

These two little bungalows are located close to a beach access in South Nags Head. Each house is a one bedroom efficiency that should meet the Nags Head Cottage Court ordinances. Enjoy owning a beach getaway with a friend or build a new cottage on this location!



### Kitty Hawk Beach Beauty!

**\$499,000**

Once you are here you'll never want to leave. All six bedrooms are larger than average and there are amenities galore! Enjoy the game room with a pool table, the solar heated pool, a hot tub, the roof top deck with ocean and sound views. Also, the beach is just a short distance away. A must see!



### Prime Kitty Hawk Restaurant Location!

**\$890,000**

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!



### Seascape Custom Home

Price reduced!

**\$499,000**

Enjoy watching the golfers on the 5th green from this 4,000 square foot plus house. This five bedroom, three bath home has been impeccably maintained with wood floors, three car garage, workshop and huge living room. You'll love the easy Outer Banks living from this custom home!



### Martins Point Executive Home

**\$499,000**

You'll be surprised at the size and attention to detail of this low country style home located in the exclusive Martin's Point subdivision. Come see the crown molding, the granite countertops, the beautiful oak wood floors, the built in book cases and many more wonderful features. You'll love it all!

## 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.

**Corova Beach \$22,500** 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!

## Kitty Hawk Beach Nourishment

### Nags Head Nourishment Project 2011



This past spring a new municipal service district was approved by the Kitty Hawk town council to fund beach nourishment. This district includes east of US158 where flooding has occurred in the recent past as well as some commercial properties just west US 158. The nourishment project would protect these coastal properties from future flooding. Funds from a special assessment on this new municipal service district will pay for a portion of the cost of the project. The occupancy tax collected by Dare County will also pay for a large portion of this project. When will

the project start? There's no specific date yet but hopefully Kitty Hawk's ocean front will be better protected in a couple years.

## Local Gators

A few stories of alligators have been in the news recently. The Coastland Times reported that an alligator was killed crossing US 64 on the Dare County mainland. Some local kids saw this gator frequently and even named it "Cheeseburger". The Outer Banks Voice reported that an alligator was seen swimming in Oregon Inlet this spring and posted the photos to prove it. This spring another large alligator was spotted just a few miles west of the Outer Banks in the canal adjacent to the road. Alligators are not usually associated with the Outer Banks but it is interesting to know their habitat is this far north.



NC Coastal Fed. Photo

## Oregon Inlet Bridge Proceeding!

After years of delays, a new bridge over Oregon Inlet is finally going forward! The current bridge is much older than its intended lifespan. The most recent delay was caused by a lawsuit filed by an environmental group. This bridge had been closed for repairs or partially shut down numerous times over the last twenty years. Having a reliable bridge to Hatteras Island should significantly help the economy in this area. Expect the new bridge to be complete before 2020!



## The New World's First Real Estate Flyer?

In 2012 the First Colony Foundation reported that the symbol of a fort was found under a patch of a map created by Sir John White. He created the map around 1586 and was the leader of the first colony expedition. Clay Swindell, a Collections Specialist for the Museum of the Albemarle says that experts now believe that this map was used to help fund and man what was supposed to be the future "Cittie of Raleigh". This expedition ended up being the Lost Colony. White likely visited wealthy families in England with this map and showed them the promising coast of North Carolina convincing many to go with him or help fund the first colony expedition. "La Virginea Pars", a map of the east coast of North America (c. 1585-87) produced by the Elizabethan artist and gentleman, John White (P&D 1906,0509.1.3, c. British Museum,) © Trustees of the British Museum

*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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## OBX LATE SUMMER EVENTS

[Windmill Point Art Fair](#) Aug 6, 2015 Outer Banks Event Site, Nags Head

The third annual Windmill Point Art Fair will be held this summer on the first Thursday of June, July and August, and will feature over 40 artists and crafters from around the region. The event is free and open to the public.

[New World Festival of the Arts](#) Aug 12 & 13 Manteo Waterfront

The 2-day festival is open to artists from throughout the country. The show will exhibit original works from 75 artists. Exhibitors include watercolors, oil & acrylic, graphics, drawings, photography, jewelry, sculpture, and pottery. The New World Festival of the Arts is a family friendly outdoor show for all ages.

[Nags Head Woods Preserve 2015 Summer Programs](#) Through Aug 14

Wednesdays: Turtle tales and snake stories, 1-2:30 pm, rain or shine.

Thursdays: Guided Hikes 9:30-11 am, weather permitting.

Fridays: Interpreter Fridays, 1 pm, rain or shine.

[Movies on the Sound](#) Movies begin at Dusk on Fridays

Duck Town Green and Manteo Movies will be hosted at the: College of the Albemarle Campus Ball Field.

<http://www.childrenatplayobx.com/about/movies-on-the-sound/>

[Full Moon Climbs of Cape Hatteras and Bodie Island Lighthouses](#) Aug 29

Grab your flashlight and experience a lighthouse at night. Hear stories of keepers of old, view the working light close up in the lantern room, and catch the reflection off the Atlantic Ocean of the newly-risen full moon as you stand on the lighthouse balcony.

[Kitty Hawk Surf Co. Kayak Fishing Tournament](#) Sep 19

The tournament is a 4-category catch and release fishing tournament. Categories are flounder, speckled trout, and red drum, and slam. Registration is \$40, to benefit NC Coastal Land Trust. For more information, visit

[www.khsurfco.com/events](http://www.khsurfco.com/events)

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