



The Carolina

Real Estate View

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

Fall 2015

Outer Banks Beach Driving

Fall is a perfect time to take a drive on the beach. Four wheeling along the ocean on a sunny fall day provides a unique feeling of adventure and freedom. This time of year there's also a purpose for many people to drive on the beach. It is just about the best time for surf fishing. Being able to pull up to a fishing hole with all your fishing tackle plus a meal, drinks and beach gear is very convenient! If you are going out on the beach for the first time, then take a seasoned beach driver with you. Most areas now require a beach driving permit and there are some tricks to successfully negotiating the sand. Call Scott Team Realty, if we can get away we'd love to go! For some humorous beach driving stories google "Oregon Inlet Idiots".



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OBX Real Estate Update

Trends in Outer Banks real estate continue to be positive. Sales through September of 2015 of single family residences in the Outer Banks Multiple Listing Service was up 11% for the calendar year. Inventory also continues to decline. Can this market now be declared a seller's market? With very few foreclosure sales and low inventories in some spots, sellers in some areas may now have a negotiating advantage. However, most areas have too much inventory for demand to pressure prices. Buyers should keep an eye out for well priced properties, they sell fast! For OBX real estate updates go to: http://scottrealtyobx.com/market_info.



Kitty Hawk Living!

This four bedroom house checks off all the boxes of what a primary residence should have. One floor living, a large garage. Sun room and plenty of storage. The Cape Cod design never goes out of style. Owner says sell!

Federal Flood Map Revisions Coming Soon

Federal flood maps play an important role in the development and sale of Outer Banks real estate. All Outer Banks municipalities require heated living area to be above the base flood level. WUNC Public Radio reported recently that preliminary maps removed many local properties from the 100 year flood plain due to a change in how elevations are mapped. FEMA currently projects having the new maps released on Dec 30 of this year. If the preliminary maps are approved then many Outer Banks properties will become more affordable and more developable.



Hurricane Isabel 2003
NC 12 and Wilkins St
in Kitty Hawk



Scott Team Classifieds



Four Seasons in Duck! Price Reduced! \$749,950

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!



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 owing a beach getaway with a friend or build a new cottage on this location!



Kitty Hawk Beach Beauty! Super Price Reduction! \$449,000

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!



Nags Head Canal Front Dream! Price reduced! \$375,000

This 4 bedroom 2 bath house is a perfect spot for the boating enthusiast! From your canal, you are just minutes to the fishing grounds and less than an hour from Oregon Inlet. Many recent appliance and HVAC upgrades. Enjoy the large screened porch and decks overlooking the canal from this fabulous location!



Classic Corolla Vacation Home \$679,000

If you are looking for vacation rental amenities, then this house has it! Besides the more common amenities like a pool, this home has a media room, a kiddie pool, a game room, ocean views, elevator and the list goes on! Located in the desirable Whalehead subdivision, this one should not be missed!

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.



Roanoke Island
Historical Marker

Where Did They Go?

Recently evidence has been discovered pointing to the Lost Colonists going in two different directions. One theory has them joining a Native American tribe on Hatteras Island and another has them establishing a home at the west end of the Albemarle Sound. According to Clay Swindell, an archeologist and a Collections Specialist for the Museum of the Albemarle, period artifacts for have been found in both locations making it impossible to say conclusively today where the Lost Colonists went. Swindell also commented that it may be many years and more digs before scientists agree on where the Lost Colony went.

A Great Fall Read...

The Wright Brothers by David McCullough is a great book to learn more about the events leading up to that faithful December day in 1903 as well as how it changed the lives of the entire Wright family. The author points out that some features of the Outer Banks and its inhabitants still hold true today. The wind still blows just about every day and people are willing to help strangers as well as neighbors.



New Federal Laws Change Lending Practices

Starting with contracts written after Oct. 1, there will be some changes to transactions where the buyer obtains a loan on a residential property. Most changes have to do with the settlement statement. This new settlement statement needs to be in the hands of the buyer 72 hours before closing. The reasoning behind many of the changes is so buyers have time to review and understand all costs associated with their purchase prior to settlement. Most experts believe the entirety of new rules will add a few additional days to the closing process. Scott Team Realty is familiar with these new rules and ready to keep Outer Banks real estate transactions closing smoothly and on schedule.



Scott celebrates 26 years as an Outer Banks Realtor

Jeff Scott entered the Outer Banks real estate industry directly out of graduate school in 1989. Over the years he has helped hundreds of people purchase or sell Outer Banks real estate. Besides helping people realize their Outer Banks homeownership dreams, he has served as the local Realtor Association's President receiving their prestigious Realtor of the Year twice. He also authored a book on buying and selling Outer Banks real estate. Jeff currently serves on many community groups including Leadership Chair for Fellowship of Christian Athletes, the Duck Methodist Church Stewardship Chair and OBX Storm soccer coach. He attributes his success to hard work and treating people the way he would want to be treated.

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 FALL EVENTS

[WinterLights Grand Illuminations](#) Nov 27 Elizabethan Gardens

Holiday kick-off event for WinterLights, a seasonal display of holiday lights and sights throughout The Gardens.

[Kites with Lights](#) Nov 28 Jockey's Ridge

Multiple 19ft+ kites flying high over Jockey's Ridge sand, dune decked out in holiday lights.

[2nd Annual Beach Food Pantry Holiday Chefs Challenge](#) Dec 3 Hilton Garden Inn

The 2nd Annual Beach Food Pantry Holiday Chefs Challenge will be held from 6:00 p.m. to 8:30 p.m. Outer Banks Chefs will compete in this exciting and fun-filled event for the title of Outer Banks Chef of the Year! Event goers will also be able to sample dishes provided by the chefs!

[27th Festival of the Trees](#) Dec 3-5 Outer Banks Brewing Station

This 3-day event to raise money for Outer Banks Hotline includes a visit with Santa, children's activities, and an auction of decorated Christmas trees at the Outer Banks Brewing Station.

[Duck Yuletide Celebration](#) Dec 05 Duck Town Green

Enjoy live holiday tunes by Just Playn' Dixieland, carolers from First Flight High School choir, Santa's arrival on the Duck Fire truck, and the lighting of the Town Crab Pot Tree.

[Cape Hatteras Light Winter Climb](#) Dec 12 Buxton

Join us for a FREE winter climb of the Cape Hatteras Lighthouse from 10 am to 2 pm. Children must be at least 42" tall to climb the lighthouse. Climbing the Cape Hatteras Lighthouse is equivalent to climbing a 12-story building.

[Poulos Family Christmas Lights](#) Nov 17 - Dec 31 Ocean Acres Drive, KDH

Featured on The Today Show and HGTV, this Outer Banks tradition is a must-see. This Christmas light spectacular takes 12 weeks to set up and over \$3,500 in energy bills every month.