



The Carolina Real Estate View

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

Fall 2011

Hurricane Irene Impacts the OBX

On August 28 and 29, Hurricane Irene rolled through the Outer Banks leaving flooding on the northern beaches and parts of Hatteras Island not seen in decades. Hardest hit were the low lying sound side areas. Vacation rental properties north of Whalebone Junction in Nags Head had little or no flooding as this storm's strongest winds pushed the ocean water out to sea. Top winds at the end of the Duck Pier were measured at 75 knots. For more pictures and a video on Hurricane Irene you can call us or go to: www.scottrealtyobx.com/hurricane_irene.



Storm Debris at the sound side path in Kitty Hawk.

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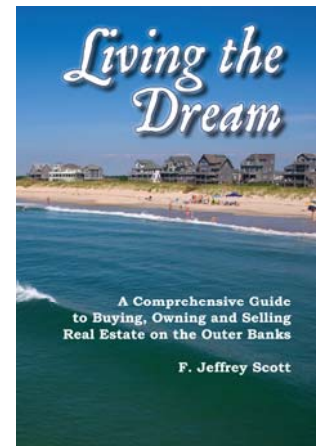
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Thinking of buying a vacation rental?

Knowing the real costs of owning a vacation home is an important part of any decision making process. If you are considering a purchase then you need to check out our vacation rental home calculator. This simple excel spreadsheet will help you determine the cost of vacation

home ownership on the Outer Banks. It can be found at: www.scottrealtyobx.com/vacation_rental_analysis. Contact Scott Team Realty if you have any questions about expenses or income on any Outer Banks property.



Contact us for your complimentary copy

OBX Real Estate Market Update

Improving market conditions were hampered by Hurricane Irene. Before the storm, sales transactions were up almost 4% over the same period of time in 2010. Since the storm sales transactions are down. This "hurricane effect" is fairly common when the Outer Banks suffers a direct hit from a hurricane but sales typically return to normal within six months. Hopefully by January or February we will again see seasonally adjusted increases in the number of Outer Banks sales. If you need an estimate of value for your OBX property, please call us. For a monthly report on the local real estate market you can call us or go to: www.scottrealtyobx.com/market_update.



Scott Team Classifieds



Super Sound Side Home!

\$178,000

This property just five lots from the Kitty Hawk Play has been completely remodeled. Enjoy the two master bedrooms, the custom kitchen cabinets, the giant sun deck and spa. The porch area is also a large bonus room on the top floor that is perfect for guests or an office.



TimBuckII Commercial building

Reduced!

\$799,000

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. Opportunity knocks!



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.



Panoramic Nags Head Views!

Reduced!

\$359,000

This reverse floor plan accentuates the wonderful views of Nags Head from Jockey's Ridge almost to the Wright Memorial. Located in a peaceful neighborhood away from the noise and bustle. It is move-in ready maintained with many new features, tons of covered decks and sun decks.



Fabulous Duck Building Site

\$189,000

For those folks who just have to have Duck, this is it! Almost every lot in Duck already has a home on it. This is one of the last lots available this close to the beach! Just a short walk to a quiet beach access from this nice level lot. Build your dream home here at the end of a quiet cul-de-sac.



Chicahauk Dream Home! Reduced!

\$364,000

This beautiful home on a very private lot has four master suites. The easy one floor living is perfect for a year round residence and the second floor rooms are perfect when you expect friends and family to visit. Enjoy low utility bills with gas heat and hot water heaters including one instant hot water heater.



Corolla Ocean Front

Reduced!

\$998,000

Compare and see! This beautiful ocean front property is located in prestigious Crown Point. Large bedrooms, cathedral ceilings and quality construction are just a few reasons why this six bedroom home is a great value. Enjoy the hot tub while you look out over the ocean. Four bedrooms have fabulous ocean views.

When you need it sold call Scott Team Realty!



Nags Head Sound Trail

Hike the OBX Maritime Forests

Winter is the best time of year to explore the maritime forests on the sound side of the Outer Banks. Here you can get out of the cold winter winds whipping off the ocean and view the unique flora and fauna of this coastal environment. Nags Head, Kill Devil Hills and Kitty Hawk combined have miles and miles of trails along the sound side. Contact Scott Team Realty for directions to these trail heads.

Receive Best OBX Values Information

In our daily course of business we come across some great values. They don't have to be our listings to get our attention. Sometimes properties are listed incorrectly or slip under the radar for some other reason. When we see a great OBX value we want you to know about it regardless of the listing agency. To receive our best values via email go here: <http://eepurl.com/ePXrA> and the information will be sent directly to your email box.



Thinking of Renovating?

The decision to complete an addition or even just upgrade a bathroom can be difficult. How much this improvement will increase the value of the property is often an important part of the decision making process. If you want to get an idea of the return you might get on your renovations contact Scott Team Realty. Each year the National Association of Realtors puts out a report on how improvements are valued by buyers. We'd be happy to provide you with the national statistics as well as a good local perspective. Contact Scott Team Realty for more information.

New Pea Island Inlet

Hurricane Irene changed the geography of Hatteras Island. When the sound waters rose, the ocean side dunes acted like a dam to the sound waters. In two places where the dunes were high the water broke through and created new channels into the ocean. One of these channels was filled shortly after the storm and the other remains open today. You can see this new inlet in the video at the bottom of this web page: www.scottrealtyobx.com/hurricane_irene. A bridge was built over this new inlet to provide locals and visitors access to Hatteras Island villages.



Storm debris in the new inlet.

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 Winter Events

Cape Hatteras Lighthouse Winter Climb December 10

10am – 3pm. Cape Hatteras Lighthouse, Buxton, NC Free. The climb is strenuous—the 248 steps to the top equal climbing a 12-story building but the views are worth it! See Avon, Hatteras and the infamous Hatteras Shoals from the top.

108th Annual Celebration of the Wright Brothers First Flight December 17

Wright Brothers National Memorial. 9 a.m. to 5 p.m. Gather at the exact site at the exact time as the historic flight. The anniversary tribute will be held at the site of Wright's first flight. Visitors to the site experience a replica of the Wright Brothers' 1903 encampment and majestic, 60-foot tall granite monument perched atop a 90-foot hill that serves a striking and lasting reminder of the important historical achievement that happened on this site a century ago. Weather permitting there should be a fly by around 10:15 AM.

34th Annual Frank Stick Memorial Art Show January 28 – February 24

On display at the Ghost Fleet Gallery in Nags Head through February, the Frank Stick Memorial Art Show includes a wide variety of local fine art ranging from conceptual to realistic. Featuring all original work, including sculpture, painting, drawing, fiber, pottery and mixed media, the show is the longest running visual art exhibition in the county. www.darearts.org

WinterLights December 20-23, 27-30 Elizabethan Gardens. 6 p.m. - 9 p.m.

Come experience Holiday lights and music transforming The Elizabethan Gardens into an illuminated winter wonderland. Stroll through The Gardens and enjoy the spirit of the season. Tickets for Friends' and Non-members: \$9 for Adults; \$7 for youth (ages 6-17); \$4 for children (5 and under). elizabethangardens.org

3rd Annual Light to Light Run to benefit FCA February 25

From the Currituck Lighthouse to the Bodie Island Lighthouse in one day, this 43 mile run is a fundraising event for the North East North Carolina Fellowship of Christian Athletes. Join the runners for a part or all of this event or sponsor Jeff Scott as he endeavors to run the entire length this year!