



# The Carolina

## Real Estate View

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

Winter 2012

### OBX Bridges Update

With so much water in our area, bridges have an added importance to the OBX. Just three months are needed to complete the new bridge over a canal in Southern Shores. This new bridge will allow larger boats through while saving Chicahawk residents time on their trips to goods and services.



Work was well underway in mid-January on the Chicahawk Bridge.

The **mid-Currituck Bridge** is one step closer to reality! According to the NC Transportation Authority the Final Environmental Impact Study was completed early this year and they hope to start construction before the end of this year. When or if this bridge is completed, it will save everyone hours of time!

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Capt. Dave with a bluefin!

### Big bluefin are here!

Local fishermen know fishing for different species is cyclical (kind of like the real estate business). Right now there is a tremendous boom in blue fin tuna! According to Captain David Daniels of the Seaducer the largest biomass of bluefin he's ever seen is off Oregon Inlet right now. He recently said,

"Anglers in the waters off Virginia Beach to Hatteras are hooking these fish ranging in size from 200 lbs. to 350 lbs. with a few giants mixed in." For more information on catching one of these fish, contact David at [david@outerbanksncfishingcharters.com](mailto:david@outerbanksncfishingcharters.com)

### Corolla Ocean Front Bargain!



This beautiful property is the best priced ocean front home in Corolla. It has nine foot ceilings, many new furnishings and is close to shopping. Take advantage of this year's vacation rental income now! \$949,000

### OBX Real Estate Market Update

The good news for sellers is there are buyers looking for OBX property today. Price the property right and it will sell. Buyers can still get a loan at fantastically low interest rates and values are as good as they have been in years. The number of homes for sale continues to decline and rental income is up for most vacation property owners. Also the sold price per square foot is no longer decreasing. These indicators point towards a stronger market in 2012. Scott Team Realty's web site has archived summaries of the market for almost ten years as well as reports monthly on the state of the overall OBX real estate market. For an up-to-date summary of the OBX market go to: [http://scottrealtyobx.com/market\\_info](http://scottrealtyobx.com/market_info)



## Scott Team Classifieds



### Super Sound Side Home!

**\$178,000**

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

**Sold!**



### 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.



### Soundside Beauty!

**\$173,000**

This sound side home is perfect for year round living or as a vacation home. It has many recent upgrades including vinyl siding, wood laminate floors, and some new appliances. This home is also adjacent to a undeveloped street which adds privacy. It is in a great location near goods and services.



### 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.



### Chicahawk Dream Home! Reduced!

**\$364,000**

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

**Sold!**



### Corolla Ocean Front

**Reduced!**

**\$949,000**

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!**



### The simplest smart phone property search ever!

Need a price or details on a house and you are not near your computer? You can now search on your smart phone by using this QR code or go to: <http://scottteamrealty.obxwhere.com> By the way...you are also welcome to call us. We still answer our phone too!



### Dare County to become a leader in Coastal Studies

Besides the world renowned Duck Research Pier, Dare County has Jennettes' Pier and now the Coastal Studies Institute on Roanoke Island. The Coastal Studies Institute is a \$32 million campus on 213 acres on the Croatan Sound in Skyco. Here state of the art research will be conducted on things like wave energy, marine life and maritime heritage. Many of the top state universities are partnered in this new research facility. According to the Outer Banks Sentinel, it is scheduled to open this summer. This campus is a great addition to the educational opportunities on the Outer Banks.



A wave energy study is currently being conducted at Jennette's Pier.

### Get the latest real estate activity in your favorite OBX neighborhood

Scott Team Realty can provide you with a monthly report for your OBX neighborhood of interest. See the most recent sales, homes for sale and market statistics in an easy to understand format that is emailed directly to you. Find out how to get these reports here:

[http://scottrealtyobx.com/market\\_snapshot](http://scottrealtyobx.com/market_snapshot)

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#### 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

### **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 part or all of this event or sponsor Jeff Scott as he endeavors to run the entire length this year! [www.scottrealtyobx.com/light\\_to\\_light](http://www.scottrealtyobx.com/light_to_light)

### **Kelly's 23rd Annual St. Patrick's Day Parade March 18**

Beach Road, MP 11.5 - 10.5, Nags Head 1 p.m. Rain or shine. The largest St. Patrick's Day Parade in NC travels the greenest mile in the Tarheel state. Over 1,500 participants and approximately 10,000 spectators enjoy an afternoon filled with floats, live music, marching bands and creative marching/walking/motorized units.

### **OBX Taste of the Beach March 15 - 18**

Four days of food, drinks and fun. Presented by the Dare County Restaurant Association. This grand food festival will feature wine tastings, cooking classes, special menu presentations, celebrity guest chef appearances, brewery tours, tapas crawls and many more events with an exciting array of creative combinations and culinary delights.

### **5th Annual Shamrock Car Show and Poker Run March 15 -18**

Welcome Reception, Thursday, March 15th at Mako Mikes. The following day enjoy the Poker Run, Friday, March 16th. The Shamrock Car, Truck and Bike Show is Saturday, March 17th at First Flight High School. Visit our website for more information. <http://firstflightcruisers.com>

### **2nd Annual Couture By the Shore April 28**

When fashion and fundraising unite. Want to know the hot trends and the style buzz? Well... mark your calendars! THE spring fashion event at Kelly's Outer Banks Restaurant in Nags Head. It all benefits the Outer Banks Relief Foundation.

### **Flying Pirate Half Marathon April 22**

Outer Banks Half Marathoners, here's your chance to see the first half of the Outer Banks Marathon course! Call 252-255-6273 for more information.