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First Flight Village This super, impeccably maintained primary residence is not the typical beach box; many special features include dry entry, additional cabinet and counter area, pantry, interior stairwell, surround sound wiring, sprinkler system, shed and more. 750 square feet on ground level is already insulated and ready to be finished. \$305,000



Southern Shores Canal Front! This traditional style home close to shopping and restaurants has a wonderful large great room with wood accents, a florida room plus formal living and dining rooms. Enjoy the many upgrades and boat access to sound! \$395,000.



Earn their broker's licenses Both Karen Bliss and Melissa McCarter recently earned their NC Broker's Licenses. Karen has been working in the real estate sales industry since 1990. As the team Transaction Coordinator, Karen's designation allows her an additional level of expertise to serve Scott Team Realty's clients. In addition to Melissa's background as the Admissions Director of Britthaven and

experience as a securities broker, the broker's license builds on Melissa's strengths representing buyers. "I am proud to be associated with these two fine individuals, and know that they represent the best the Outer Banks has to offer in real estate sales." stated Jeff Scott President of Scott Team Realty.

OBX Summertime Reminders

- Grocery stores are most crowded between noon and six on Saturday
- Ocean water gets cold with west winds and gets warm with east winds
- Go see the Lost Colony drama, (Friday nights are least crowded).
- Plan on extra time when driving on rainy days
- Take the time to talk with a visitor, (you never know when you might run into someone from your hometown)

Scott Team Realty offers a unique business model. Ask us how it can result in a higher level of service for you.

Mission Statement

Helping people realize their real estate dreams by developing lifelong relationships through offering Exceptional Service

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

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- Scott Team Realty now exclusive golfandhome.com Realtors
- Trends in buying OBX Real Estate
- Scott Team Realty's new brokers



Staff at Scott Team Realty
Standing Jeff Scott, Ken Greenwood, Lori Scott. Sitting Melissa McCarter, Karen Bliss

Exceptional Service Every Step of the Way!

The Carolina

RE View

Real Estate

\$.75

A quarterly service for buyers and owners of Outer Banks real estate Summer 2004

Southern Shores Celebrates 25 years!

On April 24th the Town of Southern Shores celebrated it's 25th anniversary with a super event at the Market Place Shopping Center. This well organized day included a wonderful barbeque lunch, a parade and entertainment. Fun was had by people of all ages. The youngsters especially enjoyed the parade and the adults enjoyed eating lunch and seeing old friends again after the long cold winter. Scott Team Realty provided plastic stadium cups for the barbeque. We still have a few left over. If you would like us to send you a few 25th Anniversary commemorative cups, please feel free to call us!



Scott Team Realty is now GolfandHome.com's exclusive Outer Banks Realtor

To better serve sellers in Outer Banks golf communities, Scott Team Realty has established an exclusive marketing alliance with Golfandhome.com. This website acts as the real estate portal to many of the top golfing web sites including PGATour.com, golfserv.com, the Golf Channel's web site and golf.com. More than 1,000 golf home shoppers come to GolfandHome through this Marketing Partner Network specifically seeking information and personal assistance with their golf home purchase **EVERY DAY!** This exceptional online marketing opportunity puts Scott Team Realty in front of the most highly-targeted audience of golf home shoppers available today.



Trends in buying OBX property By Hunter Nelson

In years past, many Outer Banks vacation home buyers purchased a home with the intention of having the summer rentals carry a large portion of the debt service. This is still possible today despite the huge increases in sales prices. Many buyers today are relying on adjustable rate mortgages and interest only loans to help make their beach cottage affordable. Buyers using these types of loans over the last few years have acquired large amounts of equity with relatively little out of pocket. For more information on loans like these call Scott Team Realty or Hunter Nelson at First South Bank at 252-441-9935



Tips to protect your home while on summer vacation

- Adjust thermostat to no hotter than 85 degrees
- Shut off washing machine hose valves
- Place lights on timers
- Store outdoor furniture where a high wind won't move it

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