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**Custom Chicahauk Home** featuring ocean views, 4 bedrooms, 3-1/2 baths and 2 car garage with workshop. This home is filled with many custom features including color coordinated decorative tile throughout with a Mediterranean flair. \$495,000



**Kitty Hawk Ocean Views!** This great cottage just three lots from the ocean has the popular "H" floor plan with four bedrooms, two baths and warm wood tongue and groove paneling throughout. There is plenty of room to add on with this large 100' X 140' lot. \$345,000



**Westside KDH** This cute home is perfect for a starter home or weekend getaway! A reverse floor plan featuring a great room with cathedral ceiling, French doors leading to the sun deck, 2 bedrooms, 1-1/2 baths and fenced back yard with storage shed. \$225,000

**Beach Road Lot** that is 56.5 feet wide and 200 feet deep. Great views of the ocean as well as a good protective dune! Build your dream cottage here! \$400,000

We're happy to dedicate this newsletter to our good friend and client Joe Comeau who recently moved from Chicahauk to be closer to his family near Blacksburg, Virginia. Joe is a long time friend and fishing buddy of Jeff Scott.

It is good to see that Joe has wasted no time in Blacksburg making friends as seen here participating in the local 4<sup>th</sup> of July Parade. We miss you Joe and hope to see you again soon!



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  
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Southern Shores, NC 27949

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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

## R<sub>eal</sub> E<sub>state</sub> View

\$ .75

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

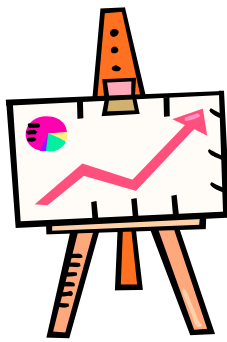
Fall 2004

### Natural gas coming to the Outer Banks

Eastern NC Natural Gas Company will shortly begin construction on a natural gas system through Kitty Hawk, Kill Devil Hills and Nags Head. The work is part of a project funded by Natural Gas Infrastructure Bond Funds approved by the voters of North Carolina in 1998. While the gas line trench is open they plan on also running state of the art Internet lines. Natural gas is the one of the most efficient and cleanest sources of energy available at this time. For more information call Scott Team Realty or visit Eastern NC's website at [www.encng.com](http://www.encng.com)



### Outer Banks real estate market still booming!



The market wide picture for real estate on the Outer Banks was extremely favorable for sellers with better than double digit increases in average sales prices. Low interests rates coupled with limited available properties caused a blitz of buyers on well priced properties. Dare County beaches North of Oregon Inlet saw a dramatic 23% increase in average residence sale prices. Lot sales prices went through the roof with an average sales price up 44%! For more info on your specific area call Scott Team Realty or see Jeff Scott's market summary article in the latest issue of the North Beach Sun.

### Area schools again recognized

Dare County schools have again been chosen to receive accreditation from the Southern Association of Colleges and Schools. This non-profit, non-governmental Association has been accrediting schools for over 100 years. SACS accreditation is widely recognized by colleges, universities, technical schools and employers as one source to determine the quality of education available to students from Virginia south to Florida and west to Texas. The Dare County school district is one of just 52 districts state wide with this accreditation. For more info on Dare County Schools call Scott Team Realty or go to the County's School website at <http://www.dare.k12.nc.us/>



The new First Flight High School

### Cool Outer Banks web sites

<http://www.coastalmanagement.net>

Look here for current erosion rates as well as state regulations regarding building on or near coastal waters.

<http://www.co.dare.nc.us/EmgyMgmt/index.htm>

This site will have the latest information before during and after a storm event here on the Outer Banks regarding evacuations and re-entry.

<http://obxsurfinfo.com/>

This site is just the best site to get a picture of the surf conditions and forecast on the northern beaches.