



Kitty Hawk Semi-oceanfront with nearly unobstructed views is one of the highest elevated lots in the Kitty Hawk beach area. This lot is 50 feet wide and 200 feet deep. A home built here will have fabulous ocean views! \$400,000



KDH SOUNDSIDE Enjoy this wonderfully maintained home in nice primary residence area! The large lot allows for a great fenced in yard with live oaks and new storage shed. The ground level provides an interior entry to the home and includes a fourth bedroom, half bath and utility area. Having the ground floor well above the elevation requirements allows for an easy increase in living space on this level. \$313,000

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Melissa Earns the ABR

Congratulations to Melissa McCarter for obtaining her Accredited Buyer Representative (ABR) designation. The ABR designation is only given to those agents that have met strict educational and experiential requirements needed to provide a high level of service to buyers. This designation shows Melissa's commitment to provide the buyer clients of Scott Team Realty the best service possible. "Melissa has a unique gift of quickly understanding clients needs and putting them at ease during the buying process," stated Jeff Scott, President of Scott Team Realty.



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
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5535 N. Croatan Hwy
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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

RE View

Real Estate

\$.75

A quarterly service for buyers and owners of Outer Banks real estate Winter 2005

Tax Reassessments in the works

Property owners on the Outer Banks had a big surprise in their mail box recently. Outer Banks property was reassessed for the first time since 1998. Assessment values went up tremendously throughout the area. For example, northern beach oceanfront lots went up an average of 474%. Northern beach residences in non-vacation rental areas went up an average of 142%.

If you are considering appealing your assessment and need a market value, please call Scott Team Realty.

Other interesting info resulting from Dare County's assessment includes the following:

- 46% of property owners are Dare County residents

- 27% of property owners reside in Virginia

- 10% of property owners reside in other NC counties

- 17% of property owners hail from all other states and numerous foreign countries



Frozen Sound in Duck January 19, 2005

Seascape Golf Course Completing Exciting Renovations

Many of the Outer Banks residents and visitors have been curious about the heavy equipment operating on the golf course in Kitty Hawk. According to the owners of the course, this winter they are completing an extensive \$2 million renovation. The improvements include completely rebuilding at least five holes, replacing all tees and greens as well as completing the already extensive cart path network. Certainly these renovations will make this course even more enjoyable to play as well as making it the most modern course on the Outer Banks. Look for this course to reopen between mid May and early June.



The view from #10 tee on January 20, 2005

Graveyard of the Atlantic Strikes Again, (almost)

For hundreds of years mariners have dreaded passing by the Outer Banks for fear of becoming shipwrecked on these strips of sand. Shipwrecks have become rarer and rarer due in part to global positioning devices and other conveniences to modern man. However once in a while mariners are caught off guard as was the case last October for this sailboat. Fortunately, no one was hurt and the sailboat was towed back out to sea shortly after becoming beached.



Winter Fishing on the Outer Banks

Over the past few years the Outer Banks fishermen have enjoyed fishing locally in the winter. Rockfish, (striped bass's southern name), have returned to winter off the Outer Banks. "Just about every day the weather cooperates. Fish between ten and fifty pounds can be caught just off the beach in places between Corolla and Hatteras," stated Reece Stecher captain of Beach Bum Fishing Charter Services. Rockfish fishing really heats up in December as the fish migrate towards the Outer Banks and can be good into late March when the fish return to the East Coast's rivers to spawn. To fish with Captain Reece go to www.beachbumfishing.com or call 252-449-0232.