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### Nags Head 6 Bedroom/5 Full Baths

Phenomenal beach rental with lots of decks and large screened porch to enjoy the great ocean views! Bedrooms include two masters plus a "Jack and Jill" combo. Pool, hot tub, and game room with pool table are just a few of the additional features. This spacious and Impeccably furnished home is a perfect gathering place for family, friends and guests. **\$715,000**



### Ocean Front Kitty Hawk Beach

Enjoy the beach the way it was meant to be enjoyed! This meticulously maintained home features beautiful tongue and groove wood panel interior, new decks, railings and stairs, large outside shower with dressing area, inviting screened porch and sun deck overlooking the ocean just to name a few. Strong vacation rentals with loyal repeat renters. **\$330,000**



### Sea Scape Golf Course 12TH Green

Golf course and ocean views, high elevation, cul-de-sac location and lots of natural vegetation for beach living at its finest! This easy split level floor plan features four bedrooms; two with private baths, wood floors throughout kitchen and dining area, security system and wrap-around deck. **\$425,000**

### Earns Seniors Designation

Jeff Scott recently earned the Seniors Real Estate Specialist designation. This designation is offered to those agents that have the knowledge and expertise necessary to counsel senior clients through major financial and lifestyle transitions involving relocating, refinancing, or selling the family home. Jeff also currently serves on the Outer Banks Chamber of Commerce Board of Directors and was the Outer Banks Association of Realtors Realtor of the Year in both 2001 and 2002. He has been serving the Outer Banks in real estate sales since graduating from the Harvard University Extension School in 1989.



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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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 2005



### Second Home Market Surges Nationally

Based on the National Association of Realtors annual study of American home buyers, 36 percent of homes purchased in 2004 were for either an investment or a vacation home. Some reasons given for this increase in non-primary residence purchases were to diversify investments, to own a personal or family retreat and to use for vacations. Of those purchasing second homes 83 percent used a real estate professional in their search and 59 percent used the Internet for their search. The study also predicts historically high second home sales over the next decade.

### Unique Outer Banks Summer Events

**Bombing Range Open House** The Navy's bombing range near Stumpy Point usually holds an open house the third Thursday in July. This is a great opportunity to see the Navy's finest in practicing bombing runs and other maneuvers as close or closer than an air show. Don't forget to bring your ear plugs! Call Scott Team Realty for directions and more details.

### "The Lost Colony" Outdoor Drama

America's first and longest running outdoor symphonic drama, tells the story of Sir Walter Raleigh's attempts to colonize English America from 1584 – 1590. The Lost Colony is America's first great historical mystery and includes the story of Virginia Dare, first English child born in America. The show starts at 8:30 PM and runs every day, (except Sunday's), weather permitting, from June 3 through August 19<sup>th</sup>.



### OBX Flood Maps Revised



MP 4 in Kitty Hawk during Isabel

Every few years the Federal Emergency Management Agency revises their flood plain maps. These maps can affect what can be built on Outer Banks property by restricting the elevation of the lowest heated living space. The new revisions can have an impact on local insurance rates and how a property can be improved. For info on saving money on flood insurance and how these new maps may affect you, please call Scott Team Realty. Also, you can see the new maps at

[www.ncfloodmaps.com](http://www.ncfloodmaps.com).

### Thank you! Thank you! Thank you!

2005 is proving to be a record year for Scott Team Realty! We are proud to say that we have exceeded our mid-year goals by the end of May. This is due in no small part to a large percentage of referral business coming directly from you.

We sincerely thank you! Of course, the first and most important goal is exceptional client satisfaction. Our success is measured by you and our continued relationship with all of you and hearing how things are going. As a result of our growth, we are actively seeking a new team member and hope to have some one on board within the next month or so. We'll keep you posted. Please stay in touch and let us know what more we could be doing for you or a friend. Hope you are having a great summer and please be sure to stop in and say hello if the opportunity arises!



Outer Banks June 15, 2005