



SCOTT TEAM REALTY

Scott Team Realty
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WE'RE ON THE WEB!

WWW.SCOTTREALTYOBX.COM

Thanks for finding us on the Internet!

OBX Fall Events

November 1 – 6 Wings Over Water

Discover the diverse habitats and wildlife of the Outer Banks. Watch migrating birds, listen for red wolves and look for black bear. For info and registration packets call 252-441-8144 or register online at

www.wingsoverwater.org

November 13 11th Annual Coastal Cactus Chowder Cook-off

1pm – 4pm. Over 35 restaurants and individuals participate and make outstanding chowder for all to enjoy. Pay one price and sample as many chowders as you like for a non-profit charitable cause. Call 252-441-6600 or visit www.coastalcactus.com for more info.

November 19 Manteo Rotary Rockfish Rodeo

A fishing tournament sponsored by the Manteo Rotary. For additional information call (252) 473-6644 or visit us online at www.rockfishrodeo.com

November 25 and 26 Hatteras Island Arts and Craft Holiday Show

All items are handmade by local artists and crafters. Free admission. For more info call Joan at 252-995-4551 or Charlotte 252-441-1850.

November 30 - December 3 Outer Banks Hotline's Festival of Trees

Annual fundraising event for Outer Banks Hotline. Decorated trees and holiday treasures by local businesses and auctioned. 252-473-5121 or www.ob hotline.org

December 3 The Concert Choral of the Outer Banks

4:00 p.m. "Messiah" at First Flight High School auditorium. For further details please call 252-207-4321.

December 17 Celebrating 102 Years of Flight

Wright Brothers Memorial, Kill Devil Hills. At the exact moment of the Wrights' first flight, 10:35 AM, military and civilian aircraft will commence a flyby in the skies above the Wright Brothers National Memorial. For additional updates on this event, please visit www.firstflight.org.



SCOTT TEAM REALTY

The Carolina Real Estate View

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

Fall 2005

Toll Bridge in the works for Corolla

For years people have been saying that the Currituck Bridge will be built within ten years. Well, finally, the state took a big step towards building this bridge. According to the Virginian Pilot, the Currituck Sound bridge project has been placed under North Carolina's Turnpike Authority to speed up

construction. The project will likely still undergo environmental, engineering and financing studies before a time line for construction can be set. Will the bridge be built in ten years? Right now the jury is still out but at least we no longer have to wait for state funding.



The Wright Memorial Bridge; one of the few ways to get on the Outer Banks.

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- *Real Estate Update*
- *Hurricanes*
- *Listings*
- *Scott Team News*
- *Fall Calendar of Events*

ScottRealtyobx.com Updated!

Our web site has been updated to get important real estate info into the public's hands quicker. The improvements include:

- Updated Frequently Asked Questions
- Updated maps of Nags Head through Duck
- Market Reports Archive
- Online Newsletter
- Featured Listings



Local Schools get good marks

According to the August 6th issue of the Virginian Pilot, local schools have done very well on their growth and performance reports for 2004 and 2005. Almost every school in Currituck and Dare Counties received a status of Distinction, Excellence or Honor Excellence. Performance status is based on the percentage of students that are at or above their grade level. Congratulations to local schools!

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Fall Fishing

Fall is a great time to fish on the Outer Banks! Surf fishing can be especially good as migrating fish pass the Outer Banks towards their winter feeding grounds. Locals and visitors alike enjoy catching speckled trout, red drum, striped bass and bluefish. The influx of fishermen also has an effect on the local economy. Houses close to Oregon Inlet can pick up a few extra rentals in the fall when the fish are running. To learn more about fishing on the Outer Banks, or get a surf fishing report call Scott Team Realty. When not selling real estate, we may be out there looking for the big one!



Hurricane Relief

Scott Team Realty staff took some time recently to put together about two dozen health kits for hurricane victims. These kits were taken by the Red Cross to the gulf coast states to help people in need after Katrina and Rita. Our thoughts and prayers are with those affected by these natural disasters.

Scott Team Realty Adds Two Agents

Ellen Stephens, a long time Outer Banks real estate agent, was chosen from a field of many candidates for the position of Sales Associate. She went through a rigorous hiring and interview process that included two interviews, the American Management Association's personality test, and a sales aptitude test from Leadership Management, Inc. Ellen, a mother of four, resides in Southern Shores. Also Paige Keel has joined the team as a Referral Agent, having earned her Broker's License in 2003. Paige and her husband Robert are owners of Wild Birds Unlimited in the Marketplace, and reside in Kill Devil Hills. Jeff and the whole team are excited about the contributions these two agents will make in helping us offer the highest level of customer service.



Ellen Stephens



Paige Keel



OBX Real Estate Still Appreciating

In comparing the first half of 2004 to the first half of 2005; most segments of the Outer Banks real estate market saw at least a ten percent increase in the average sale price. Despite demand similar to recent years, the inventory of available properties has increased dramatically giving buyers considerably more choices. To get buyers looking, sellers must now price their properties more competitively. For a complete market summary call us!

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Scott Team Classifieds



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. **Price Reduced! \$310,000**



Sea Scape Golf Course 12TH Green

Golf course, ocean views, a high elevation, and a cul-de-sac location offer 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. **Price Reduced! \$415,000**



Semi-Sound Front

This meticulously maintained home features four spacious bedrooms, a walk-in closet, built-in entertainment center, a sun deck, a screened porch and a nicely landscaped and fenced back yard! Close to public boat ramp and sound access. **Price reduced! \$440,000**



Country Charm

Just minutes from the beach in a quiet soundside community, this custom built cape cod brags of quality features; nine foot ceilings, crown molding throughout, solid wood floor, ceramic tile floor, brick hearth gas log fireplace with custom mantel...the list goes on! The nearly one acre lot offers great privacy and endless possibilities for expansion and pool. **\$360,000**

Building Lots

Sound Views!

Over one half acre lot near end of Skyco Road with privacy protected by salt marsh. Cul-de-sac location offers minimal traffic. Close and convenient sound access! **\$389,000**

Martin's Point Semi-Sound Front

Lowest priced lot in one of the most desirable communities on the Outer Banks! **\$325,000**

Carova Beach

Nicely wooded corner lot close to False Cape State Park offers privacy, a natural setting, and easy beach access. **\$130,000**

Colington Harbour

Feel safe and secure on this wonderful high lot conveniently located inside the gate. Canal views likely from a home built here. **\$138,000**

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 Every Step of the Way.

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