



The Carolina RE View

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

Winter 2010



Serendipity almost in its new place. Photo by T. Ronaghan

“Nights in Rodanthe” House Moved

In 2009 Serendipity came closer and closer to destruction as nor'easters pounded the coast. Even prior to the movie, this house held a special place in the hearts of people because of its unique design and location next to the Pea Island National Wildlife Refuge. In January this home was moved to a new safer ocean front location less than a mile to the south.

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Is your OBX home properly insured?

Scott Team Realty is on a campaign to help homeowners make sure their OBX homes are insured for the correct amount. Too high a value and you pay too much for insurance. Being under insured also has its problems. Construction prices and home prices have come down over the last few years and many people have more coverage than they need. If you need an estimate of value for the improvements to your Outer Banks property, please feel free to call on Scott Team Realty.

Inaugural Flying Pirate Half Marathon

Outer Banks Sporting Events is now organizing a half marathon to be held this spring on the Outer Banks. This race will be held on the first half of the full marathon's course which winds its way along the sound and through Nags Head Woods. It will be held on Sunday April 18. For more info call Scott Team Realty or go to www.obxmarathon.org.



Tommy Scott at the 5k race marathon weekend.

Need a tax credit?

The American Recovery and Reinvestment Act of 2009 provides a tax credit for home improvements that save energy. Heating, cooling and water heating equipment are eligible in many cases for a tax credit worth 30% of the system cost. This is a great opportunity for homeowners to save on taxes while also saving on future energy bills. For more information on these tax credits contact Scott Team Realty, your tax professional, or go to www.energystar.gov.

New Listing!



Corolla Commercial Building For sale.

This building in the Timbuck II Shopping Center has almost 7000 square feet of retail and office space. Perfect spot for an investment or a growing business. \$1,099,000



Scott Team Classifieds



Better than Ocean front!

\$199,000

This beach cottage one lot off the ocean is the perfect spot for your first Outer Banks home. See the ocean from the living room and kitchen and you don't have to cross any streets to get to the beach!



Sandpiper Cay Condo

\$220,000

This is one of the nicest units in the whole subdivision! It is located on a high ridge near pool and tennis facilities. Many upgrades in this two bedroom, two and a half bath unit. Most of the furnishings convey. This is beach living at its best!



Oceanfront

\$300,000

If you have to have ocean front, this may be the place! This three bedroom bath and a half home has many recent upgrades including a recently new kitchen. Watch the porpoises as they swim by from your front deck.



South Nags Head Investment Property

\$325,000

This five bedroom home has an apartment on the ground floor as well as many recent updates. Enjoy the ocean breezes and views from the roof top deck or swim in the community pool.



Excellent Kitty Hawk Building Site

\$219,000

This large lot has great ocean views from the ground level. Imagine the views from the first or second level of your custom built home on this site! The great location in Kitty Hawk provides easy access to beaches and other services.



Reverse Floor Plan with views!

\$325,000

If you are looking for views, this property is it! The great ocean views from the living room and kitchen make this spacious four bedroom home a must see. It is just a short walk to the ocean. Enjoy the community pool!



One of the best lots in Chicahauk!

\$226,500

This large corner lot is approximately three quarters of an acre in size with high elevation and the potential for ocean views. Enjoy this sought after area in a natural setting with wider streets, sidewalks and the easy beach access.



Kitty Hawk Vacation Home

\$550,000

Enjoy great ocean views, pool, hot tub and easy beach access from this prime Kitty Hawk location. This home has been professionally decorated, meticulously maintained and ready for that discriminating owner.



Owner Financed Beach Cottage!

\$225,000

Disappointed with lender requirements? With a decent down payment, here's an opportunity to purchase close to the ocean. This home has a great rental history and has many weeks booked for this summer already!



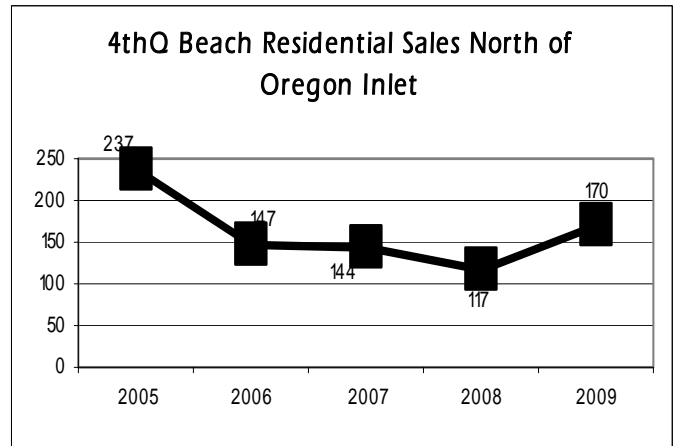
Best Priced Beach Cottage in Nags Head!

\$175,000

This cute two bedroom cottage is a perfect property for someone looking to get started in Outer Banks home ownership.. It has many recent upgrades including a new kitchen. It also has good ocean views and great beach access.

OBX Real Estate Market Update

The number of sales occurring on the Outer Banks has finally gone up. In fact the number of residential sales for Dare County's beaches in the local MLS during the last quarter was the highest since 2005. Prices, however, continue to be soft as distressed properties remain a large part of the inventory. It is safe to say that if you have to sell your property today there are buyers out there who will buy it. However, it will likely be at a lower price than you expected. Scott Team Realty updates market conditions every month on their web site. Check it out at www.scottrealtyobx.com.



Are you thinking about remodeling?

Every year the National Association of Realtors issues information about how improvements affect value. If you are considering placing your home on the market or plan to update your property, this information can be very valuable. Realtors have these national statistics on hand and can apply them to your OBX residence. If you are thinking of remodeling or need to know what improvements should be made before selling contact Scott Team Realty.

T.J.Maxx is coming to Nags Head

When Food Lion moved across the bypass to the new shopping center in northern Nags Head, many people wondered what would take that location. Known for its great prices on designer clothing, local shoppers were excited to hear about this new store coming to the Outer Banks. Look for a grand opening this spring!

Breakfast, It's All We Do!

Serving the Outer Banks for Over 20 Years



PANCAKES & SO FORTH
The Outer Banks' Original Pancake Houses



20% off any meal with this coupon.

Offer expires March 31, 2010

Kitty Hawk, North Carolina 4 1/2 Milepost On The Bypass

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.

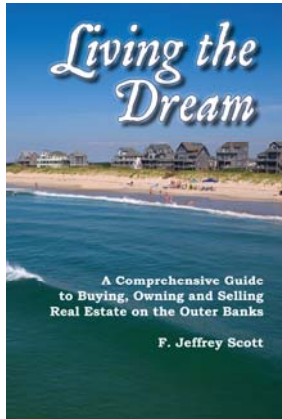
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Buy online at:

www.livingthedreamobx.com

OBX Winter/Spring Events

February 27 Rescue Men—The Story of the Pea Island Surfm

7:30 p.m. Indoor Theatre at Roanoke Island Festival Park. Join us for the Outer Banks debut of the documentary film Rescue Men: The Story of the Pea Island Life Savers. View the trailer for Rescue Men at dreamquest.tv

March 4 Albemarle Green Building Seminar and Expo

In conjunction with the College of the Albemarle and the OB Home Builders Association Green Building Council. The expo is free to the public and the seminars have a nominal charge. Call the OBX Home Builders for more info 252-441-8232

March 11 – 14 Taste of the Beach

Presented by the Dare County Restaurant Association. A variety of restaurants will host exclusive dinners with special menu offerings, many with wine pairings or feature guest chefs. Come and experience local cuisine from Outer Banks restaurants. outerbanksra.com

March 13 Kelly's 2nd Annual Running of the Leprechauns 8K

Nags Head. 9 a.m. A truly GREEN event! Runners and Walkers embark on a 8k/5 mile point to point course including road and trail (through part of the Nags Head Woods Conservancy) for a share of Kelly's "pot of gold", GREEN GLORY, and fun!

March 14 Kelly's 21st Annual St. Patrick's Day Parade

Virginia Dare Trail/The Beach Road, MP 11.5 - 10.5, Nags Head. 1 p.m. Rain or Shine. The largest St. Patrick's Day Parade in North Carolina travels the GREENEST mile in the Tarheel state.

March 27 The Coastal Cohorts Don Dixon, Bland Simpson & Jim Wann Celebrating 25 Years King Mackerel & the Blues are Running

7 p.m. Indoor Theatre at Roanoke Island Festival Park. Proceeds to benefit the North Carolina Coastal Federation. For tickets visit nccoast.org or call (252) 473-1500.

April 18 Inaugural Flying Pirate Half Marathon

Outer Banks Sporting Events is pleased to announce the Inaugural Flying Pirate Half Marathon! Many of you have heard about the beauty of the first half of the Outer Banks Marathon course, and now you can run it!

We're on the web! www.scottrealtyobx.com