



The Carolina

Real Estate View

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

Fall 2011

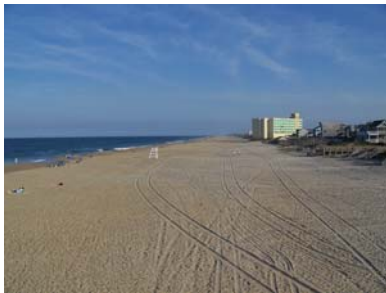
Check out Kitty Hawk's New Park!

Kitty Hawk has a new park near the new fire station on Kitty Hawk Road. Here you can have a barbeque at the picnic shelter while the kids play on the playground. This six acre park also has a walking trail and a skate park. It is open to all Dare County residents and property owners. For more information go to www.scottrealtyobx.com.



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View south from Jennette's Pier

Nags Head Beach Nourishment Update

As of this writing Nags Head is in the middle of their nourishment project. The new sand is very similar to what was on the beach before. The big difference is the width of the beach which is wider than anything seen in Nags Head in years!

Only time will tell if this project lasts the full term expected but the new beach sure looked great this summer. For more pictures of the nourishment and a video go to www.scottrealtyobx.com.



Chicahauk Dream Home!

This beautiful home on a very private lot has four master suites. The easy one floor living is perfect for a year round residence when you expect friends and family to visit.
A must see at \$379,000!

OBX Hurricane Preparedness

Three simple but important tasks:

- Trim trees away from your home. Strong winds cause trees to rub against shingles and siding causing damage.
- Video the interior of your home and your belongings. If we do get the big one, having this video will help you with your insurance claim. Store the video in a safe place.
- Check your homeowner insurance policies. Are you under insured or over insured? Call Scott Team Realty to help you determine replacement cost.



OBX Real Estate Activity Update

Despite lower prices, the number of real estate sales was up five percent over last year for the first seven months of the year. Most local Realtors expect more of the same the rest of this year. Go to www.scottrealtyobx.com for a full report monthly.



Scott Team Classifieds



Super Sound Front Home!

\$819,000

Waldt Construction built this fine custom residence. It has all the fine features you want in a waterfront home. From the grand entrance to the stone fireplace, this home is built to last. Enjoy the granite kitchen counter tops. This location is perfect for boaters and water front aficionados!

Sold!



TimBuckII Commercial building

Reduced: \$799,000

Over 6,000 square feet of rentable space in the highest traffic area of Corolla. This building has retail, a restaurant and office space. This property could be a great income producing opportunity or the Corolla location of your local business. Opportunity knocks!



Excellent Kitty Hawk Building Site

\$219,000

Superb home site available for primary residential living or for a second home. This great location provides easy access to beaches and other services. Choose this lot for its view of the ocean, for its privacy or for its easy access to local goods and services.



Panoramic Nags Head Views!

Reduced: \$359,000

This reverse floor plan accentuates the wonderful views of Nags Head from Jockey's Ridge almost to the Wright Memorial. It is located in a peaceful neighborhood away from the hustle and bustle. It is move-in ready maintained with many new features, tons of covered decks and sun decks.



Fabulous Duck Building Site

\$199,900

For those folks who just have to have Duck, this is it! Almost every lot in Duck already has a home on it. This is one of the last lots available this close to the beach! Just a short walk to a quiet beach access from this nice level lot. Build your dream home here at the end of a quiet cul-de-sac.



Incredible Panoramic Ocean Views!

\$499,900

This custom built Rob Lawson Construction home is on the ninth hole of the Seascape Golf Course in Kitty Hawk. Views of the sun rising over the ocean can be enjoyed from the east, quite the living room, kitchen, sundeck and screened porch. Enjoy the pool with family and friends. This is an impeccably maintained and landscaped home. Perfect for friends and family!

Sold!



Corolla Ocean Front

Reduced! \$998,000

Compare and see! This beautiful ocean front property is located in prestigious Crown Point. Large bedrooms, cathedral ceilings and quality construction are just a few reasons why this six bedroom home is a great value. Enjoy the hot tub while you look out over the ocean. Four bedrooms have fabulous ocean views.

When you need it sold call Scott Team Realty!

Scott Team Realty 5535 N. Croatan Hwy Southern Shores, NC 27949
Toll Free 866-438-8382 Local 252-261-1500 www.scottrealtyobx.com

Duck Boardwalk

Duck's sound side boardwalk is now complete! This wide walkway meanders along and above the sound starting in the town park. Pedestrians can now walk along the sound all the way north to the Blue Point Restaurant. See wildlife in the wetlands behind Nags Head Hammocks or sunsets from just about anywhere on this walkway. It should also keep some pedestrian traffic off of NC12. For more info on and a video of the boardwalk, go to www.scottrealtyobx.com.



Walk way behind
Nags Head Hammocks



View from the Trinitie Trail Bridge

Southern Shores Canals and Bridges Update

Last winter, the town completed phase one of their canal dredging project. This phase increased the depth of water in approximately 2.5 miles Southern Shores waterways. According to the town web site, application to complete another phase should be completed by the end of August. Deeper canals make these waterways more useful to boaters as well as improve the habitat for aquatic life.

According to the town web site, the Trinitie Trail Bridge will be replaced in January and February of 2012.

Currently the opening of this bridge severely limits the size of boats that can pass through as well as limits visibility of oncoming cars. The new bridge, being replaced by the NCDOT, will have a larger opening as well as make it easier to see cars coming from the other direction.

Currituck Mid-County Bridge Update

According to the NC Turnpike Authority web site they have chosen where the bridge is to be located and the final Environmental Impact Study should be completed by the end of this summer. Delays have occurred in the past but, as of this writing, this group claims that the bridge will be complete in 2016.



Corova Wild Horse

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Helping people realize their real estate dreams by developing lifelong relationships through offering Exceptional Service Every Step of the Way.

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Call Scott Team Realty for a
free market analysis on any
Outer Banks property!

OBX Fall Events

Outer Banks Triathlon September 10 - 11

Event features half, olympic and sprint distance races through a unique coastal setting. obxtriathlon.org

Outer Banks Pirate Festival September 15 - 18

Enjoy spending time with pirates at local restaurants. Become a real pirate by going through the Scallywag School for Young Scoundrels and learning how to master pirate games, use pirate weapons, talk like a pirate and more. 1-877-FLY-THIS or email events@kittyhawk.com

ESA EASTERNS Surfing Championships September 18 - 24

The ESA EASTERNS has over 40 years of history in Cape Hatteras and has launched many professional surfing careers. Come see the next round of future world champions! surfesa.org

Two Day Water Color Workshop with Linda Miller September 20 - 21

Learn how to see, preserve and interpret the beauty of The Elizabethan Garden's flowers and plants through artistic expression. Contact: nharvey@elizabethangardens.org

5th Annual Duck Jazz Festival October 9

Duck Town Park. 11 a.m. Rain or shine. Attendees are welcome to bring chairs, coolers, blankets and pets. The festival is free. duckjazz.com

2nd Annual Fishing Tournament Super Slam October 14 - 16

Super slam fishing tournament with four categories: King Mackerel, Wahoo, Dolphin and Tuna. Cash prizes and proceeds to benefit local charities. (252) 305-4737 or marsheslightmarina.com

SOARING 100 October 21 - 24

The international centennial celebration of Orville Wright's 1911 world record glider flight that gave birth to modern soaring. A sailplane fly-in, vintage and modern gliders display, educational symposium, and special demonstrations are planned at Wright Brothers National Memorial. soaring100.com