



The Carolina Real Estate View

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

Spring 2011

Check out Scott Team's website upgrade!

- OBX Properties for sale updated daily
- Current market conditions and archived market reports dating back to 2003
- Tips and FAQ's for both buyers and sellers
- Great Community Info
- And much more!



We are always looking for ways to improve this site. Please contact us and make any suggestions about what you would like to see here. Visit WWW.SCOTTREALTYOBX.COM

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Summer Fun... Visit the new Jennette's Pier

The state has just finished the new 1000 foot concrete pier at Whalebone Junction. The original Jennette's Pier was destroyed by Hurricane Isabel in 2003. The new pier is part of the North Carolina Aquarium system. Besides fishing and sightseeing, the new

Jennette's Pier will be a place to learn about North Carolina's marine life. It also has many state of the art forms of green technology including windmills, geothermal air conditioning and water conservation devices. The pier should quickly get to the top of the list of key attractions on the Outer Banks. Take time to visit this new pier when you are here!

FCA's Light to Light Run

Jeff Scott helped raise over \$2,000 for the regional Fellowship of Christian Athletes by running in their annual Light to Light Run. This 43 mile run is usually the last Sunday in February. Jeff ran just under 30 miles from the Currituck Light to the Nags Head Pier. FCA is making a positive impact on



local kids throughout the Outer Banks. For more info or to donate to FCA go to www.nencfca.org.

Next year Jeff's goal is to run the whole way!



Corolla Ocean Front Under \$1,000,000!

This lovely home has six large bedrooms, nine foot and cathedral ceilings, two master bedrooms with ocean views and a solid rental income. It's been years since values have been this good in Corolla. **A must see at \$998,000!**



Scott Team Classifieds



Super Sound Front Home!

\$819,000

Waldt Construction built this fine custom residence. It has all the fine features you want for a waterfront property from the grand entrance to the stone fireplace, the stone exterior walls, the granite kitchen counter tops while watching friends in the pool or on the dock. This location is perfect for boaters and water front aficionados!

Under Contract



TimBuckII Commercial building

Reduced: \$879,000

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.



Sound and Canal Views!

\$192,500

This reverse floor plan accentuates the wonderful views of the canal and Allentown Sound. Located 1/2 mile and miles from the living room, the sun deck and the back porch. The high elevation of this property offers an added level of protection from storms. Also, enjoy the natural setting on the cozy back patio.

Under Contract



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! It is 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 just seven lots off the ocean. Scott Team Realty can help you find the right builder as well!



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 had from the master suite, 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!



Kitty Hawk Canal Front

Reduced! \$379,000

This unique "old Nags Head" style/country farmhouse on 1.32 acres of creek front property is a sportsman's or naturalist's dream. It has panoramic views of the salt marsh and creek, a 200' pier where you can fish, crab, launch kayaks or take your skiff out to Kitty Hawk Bay. This home is also in immaculate move-in condition.

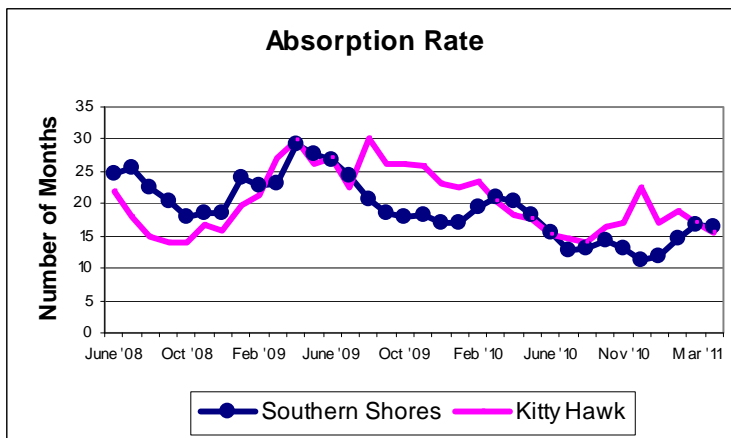
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Beach Nourishment coming to Nags Head

Like most beaches of our coast, the Outer Banks is susceptible to erosion. The question most discussed about nourishing our beaches is: "Is nourishment really worth it?" Nags Head is getting ready to answer that question by implementing a plan to nourish the majority of the town's beach. Regardless of which side of the debate you fall on, it will be interesting to see how this beach looks and how long the nourishment lasts. The project is scheduled to start as soon as the dredges arrive in June. They are expected to nourish hundreds of feet each day so that vacationers will not be disturbed very long. For more information on where and when the nourishment project is occurring contact Scott Team Realty.



Beach erosion in Kill Devil Hills after Hurricane Isabel.



OBX Real Estate...

Watch the Absorption Rate!

As Outer Banks sales continue to improve a key indicator to watch is the number of properties for sale. One way Realtors measure supply is to count the number of listings in a market segment and divide it by the number sales in that segment over a period of time. This gives an estimate of how many months it would take to sell that inventory. As fewer and fewer properties are available for purchase pressure builds

up on sales prices. The strongest spring sales since 2006 has significantly helped reduce today's inventory. A market segment with absorption rates less than six or eight months favors the seller. For more information on a specific Outer Banks market segment contact Scott Team Realty.

Tips for OBX Owners

- Have Internet available to your vacation rental tenants: According to Tina Tice at Wright Property Management, Internet access is the amenity most commonly required by tenants when searching for a summer vacation cottage.
- Clean out your HVAC condensation lines. Hold the hose of a shop vac tight to the condensation line to pull out any debris that has collected there.. Over the years these lines get clogged and will leak in the house without being cleaned.



All referrals are appreciated. Our greatest professional privilege is to serve your family and friends.
Mission Statement

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

OBX Spring/Summer Events

Sunset Art Walks June 1 –August 24

Every Wednesday starting June 1 this summer local artists will have their art on display along under the canopy of the Marketplace Shopping Center. Contact Scott Team Realty for more information.

Triple-S Invitational June 4 - 10

Cape Hatteras. Held every year. Widely acclaimed as one of the top 3 kiteboarding destinations in the world, the Triple-S crown is the most sought after victory on the professional kiteboarding circuit. This professional event attracts the top 24 men and women kiteboarders from around the world to compete in surf, slicks and slider disciplines. realwatersports.com

59th Annual Sports Fishing School June 5 - 9

The Sport Fishing School, in its 59th year, is a great opportunity for anglers who want to learn more about fishing for offshore big game fish and is open to anyone interested in sport fishing! (919) 515-2261 or ncsu.edu/cpe/fishing.html

2nd Saturdays Carol Trotman / Watercolor Techniques June 11

Art Gallery at Roanoke Island Festival Park. 10:00 a.m. to 12:00 p.m. Carol Trotman began painting in 1964. She is a member of several state watercolor societies and art councils and has participated in art shows in both Virginia and North Carolina. (252) 475-1500 roanokeisland.com

29th Annual Rogallo Kite Festival June 11 - 12

Jockey's Ridge State Park, Nags Head. The Rogallo Kite festival, presented by Kitty Hawk Kites, will continue honoring Francis M. Rogallo, NASA scientist and inventor of the Flexible Wing. (252) 441-4124 or kittyhawkkites.com

Nags Head 50th Anniversary Carnival June 14 - 18

5:30 p.m. - 11:30 p.m. On the Roanoke Sound at the Olde Windmill Point Site. Rides, games, food concessions, local vendors; carnival conducted by out-of-town firm Boardwalk Attractions but space provided for local vendors! townofnagshead.net

Duck Summer Music Series June 28 - August 4

Duck Town Stage. 6 p.m. Bring a blanket or lawn chair, a picnic dinner and enjoy an early evening concert on the town green. The concerts are free. townofduck.com

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