



# The Carolina Real Estate View

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

Spring 2009

## Southern Shores 30th anniversary

The town of Southern Shores celebrated 30 years of being an incorporated town over the April 17th weekend. Celebrations included a parade, a craft show, and other fun child and adult activities around town. Scott Team Realty participated by providing the prizes for the bike decorating contest. Congratulations to Dan and son Sam Sutherland, (pictured right), for winning first prize!



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## Wind insurance update

Coastal NC municipalities and local Realtors successfully argued that the beach plan deductible increases were not properly studied prior to large increases being approved. A motion to stay this increase was given by the NC courts. These same municipalities and Realtors are fighting increases in rates in both the courts and in the North Carolina General Assembly. For more information on potential rate increases and how to support this bill contact Scott Team Realty.



The Makayla & Noah washed ashore just south of Oregon Inlet in March 2009.

## Owe more than your home is worth? There are options.

If you think you might be upside down on your property and need to sell contact Scott Team Realty today. There are many pitfalls to navigate through in these situations. Having an experienced Realtor on your side can make a big difference. There is an option suitable for you out there. We can help you make the best of your current situation.

**Outer Banks Sound Front**  
This home sits on a cliff overlooking the Albemarle Sound. Enjoy the incredible sun sets from many of the comfortably sized rooms. New flooring and juniper accents are just a few of the wonderful features of this property. This is a great value at \$489,000!

## Scott recognized for his expertise

Jeff Scott was asked to be the moderator for the Outer Banks Association of Realtors' (OBAR) recent educational event on foreclosures and short sales. OBAR has recognized the importance of educating its membership on these increasingly common types of sales. Jeff was called on to moderate this subject because of his experience and knowledge of the local real estate market. Serving as moderator allowed Jeff to spend additional time learning from experts in these fields.



## Scott Team Classifieds



### Private Ocean Access

**\$649,000**

Enjoy this semi-oceanfront location with ocean views from first and second levels. Other features include a private beach access directly across the street, a large heated pool, a hot tub and an excellent rental history.



### Nags Head Beach Zone Lot

**\$159,900**

Build your dream beach house on this prime lot near the ocean in Nags Head. This lot is extra wide allowing for large decks, covered porches and privacy. It is just a short distance to breakfast at the Nags Head Pier or the beach!



### Entire Cottage Court

**Reduced! \$2,299,000**

This is one of the largest oceanfront properties in S. Nags Head with over 200 feet of ocean and highway frontage! A favorite destination for repeat renters. Possible owner financing and potential for a huge positive cash flow!



### Nags Head Ocean Front

**Reduced! \$799,000**

This large, deep oceanfront lot has a beach cottage loaded with charm! Solid wood tongue and groove walls and ceilings and wood floors reminds people of the beach days gone by. Plenty of room for five bedroom and a pool on site.



### 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. Many of the furnishings convey! This is beach living at its best!



### South Nags Head Beauty!

**Reduced! \$579,900**

This wonderful beach cottage is located on a large lot adjacent to the Cape Hatteras National Seashore. Enjoy easy beach access and the many rooms available for entertainment. This would be a great rental or second home!



### Excellent Kitty Hawk Building Site

**\$219,000**

The 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.



### Martin's Point Semi-Sound Front

**Reduced! \$251,750**

Fabulous lot in one of the most desirable subdivisions on the Outer Banks. This level, wooded lot offers plenty of privacy and a perfect site for an Outer Banks dream home. Seller says sell and makes a drastic price reduction!



### Carova Semi Ocean Front

**\$184,900**

Owner says sell! Compare this lot to any other in the four wheel drive area. This one stands out as a great value. Build your dream home here or hold as an investment. They are not making any more land like this!



### Southern Shores Semi Ocean Front

**\$1,499,000**

This custom home has it all! Excellent design, materials and craftsmanship along with superb ocean views, great beach access and an elevator. It is located in the prestigious Sea Crest Village. Truly first class!



**Extreme makeover... lifesaving station edition**

Renovations are underway on the old Oregon Inlet Lifesaving Station located on the south side of Oregon Inlet. Bridge McDowell, the President of Waldt Construction stated that they have uncovered numerous older renovations to the original structure during this renovation process. These renovations are evident by the different sizes of wood used in different sections of the building. The views from the new tower are also unbelievable!

**SCOTTREALTYOBX.COM website updates**

A link to the latest market indicators is now published monthly on the Scott Team Realty home page. These charts, updated around the 15th of every month, are critical to knowing the latest about the local real estate market. Also, Jeff Scott has a new web blog discussing all things regarding Outer Banks real estate. These new features and more can be found at [www.scottrealtyobx.com](http://www.scottrealtyobx.com)

**OBX real estate market update**

There were 20% fewer residential sales for the first quarter of 2009 compared to the first quarter of 2008 in the Outer Banks MLS. Over 25% of the sales during this period were bank owned. On a more positive note, it appears more contracts are being written in April of 2009 than were in April of 2008. It is too early to tell, but local Realtors are hoping this is the beginning of an upward market trend. Scott Team Realty continues to see good activity with higher sales in the first quarter of 2009 than the first quarter of 2008.



**Want to expose your home to the most potential buyers? Call Scott Team Realty.**

Besides local print media, we also use high quality direct mail and over 25 Internet web sites to expose our listings to the highest number of Outer Banks buyers. When considering a listing company, it is not necessary to choose a national franchise or large local firm to get maximum exposure for your listing. Just pick one with a solid action plan to attract buyers like Scott Team Realty. Call us to receive our Signature Service Package.

**Breakfast, It's All We Do!**

Serving the Outer Banks for Over 20 Years

**stack 'em high**  
PANCAKES & SO FORTH  
The Outer Banks' Original Pancake Houses




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

20% off any meal with this coupon offer expires May 22, 2009

Scott Team Realty offers a unique business model.  
Ask us how it can result in a higher level of service for you.

**Mission Statement**

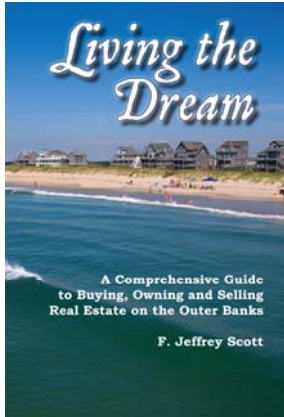
Helping people realize their real estate dreams by developing lifelong relationships through offering  
Exceptional Service Every Step of the Way.



SCOTT TEAM REALTY

Market Place Shopping Center  
5535 N. Croatan Hwy  
Southern Shores, NC 27949

Toll Free 866-438-8382  
Local 252-261-1500  
info@scottrealtyobx.com



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## OBX Spring/Summer Events

**May 9 26th Annual Yuengling Nags Head Woods 5K & Village Realty 1 Mile Family Fun Run**

**May 15 – 18 37th Annual Hang Gliding Spectacular**

Takes place at Jockey's Ridge State Park & Jockey's Ridge Crossing (mp 12.5), Nags Head.

**May 28 The Lost Colony Preview Night**

Waterside Theatre. Witness the final dress rehearsal of America's #1 outdoor drama. Tickets sold at a special price for this pre-season opening event. (252) 473-2127 or [thelostcolony.org](http://thelostcolony.org)

**May 27 Opening Night of Outer Banks Daredevils Baseball**

Game at First Flight High School or view schedule online [obxdaredevils.com](http://obxdaredevils.com)

**May 30 - June 5 2009 Triple-S Invitational**

Watch the world's best kiteboarders compete in Surf, Slicks and Sliders in Cape Hatteras, North Carolina. For more information: (252)987-6000

**June 1 – 30 Beach Apparatus Drill**

Chicamacomico Lifesaving Station. Every Thursday, 2 p.m. "Beach Apparatus Drill" historic reenactment of the Breeches Buoy Rescue. [www.chicamacomico.net](http://www.chicamacomico.net)

**June 4 The Outer Banks Grand Ole' Opry Show**

7:30 pm. (252) 261-7505, [outerbanksmusicshowcase.com](http://outerbanksmusicshowcase.com)

**June 6 Dare Days**

Downtown Manteo Waterfront. An annual celebration of the people and history of Dare County.

**June 7 Full Moon Madness...Tag Till You Drag**

(8pm-11pm) Every full moon Gearworks goes crazy and opens up the arena for a great All You Can Play session. \$18...3 games guaranteed. 4-5 games are typical in a 3 hour session. [www.obxgearworks.com](http://www.obxgearworks.com).

**June 13 – 14 27th Annual Rogallo Kite Festival**

Jockey's Ridge State Park, Nags Head. This two day festival features our signature kite flying on the dunes of Jockey's ridge as well as nightly entertainment celebrating the history of kiting. Exhibitions and demonstrations including stunt and power kite lessons, free children's games and kite making. (252) 441-4124, (877) FLY-THIS or [kittyhawk.com](http://kittyhawk.com)

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We're on the web! [www.scottrealtyobx.com](http://www.scottrealtyobx.com)