



The Carolina RE View

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

Summer 2009

Offshore Fishing with David Daniels

Summer time is a great time to go offshore fishing. This is the best time of year to catch Mahi Mahi, (locally called Dolphin). They are one of the best tasting fish caught here on the Outer Banks. David Daniels is the owner and Captain of the fifty foot custom charter boat The Seaducer. Book a trip this summer and make memories that will last a lifetime. Check out Captain Daniels' web site www.outerbanksncfishingcharters.com



David Daniels (L) with two happy clients and a sailfish

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Scott Celebrates 20 years in OBX Real Estate

On June 8, 1989 Jeff Scott graduated from the Harvard Extension School in Cambridge, Massachusetts. Three days later he was working full time as a Sales Associate for a real estate company in Nags Head. Jeff has now been working in the Outer Banks real estate sales industry for 20 years. His accomplishments over this time include being chosen as the Outer Banks Association of Realtors' Realtor of the Year twice, serving as the 2001 President of the local Realtor association, writing a book on real estate and participating or managing agents who participated in over \$750 million in local real estate sales. Jeff recently stated, "Helping people improve their lifestyles through homeownership on the Outer Banks is a lifelong passion. I hope to be blessed with another 20 years in this career."



New Kitty Hawk Listing

It does not get any easier than this impeccably maintained home close to a beach access. All the work has been done for you so you can immediately enjoy the super ocean views, the pool and the hot tub. Just bring your bathing suit and Sunglasses and move in! Compare and save! \$550,000

OBX Real Estate Market Update

The Outer Banks real estate market is showing some glimmers of hope this spring. There were more sales agreements written this April than in the previous April. Those properties that are priced at today's market value are receiving serious looks from buyers who were looking to cash in on lower interest rates. Hopefully this upward trend in transactions will continue throughout the rest of this year. For an up-to-date analysis of activity in your favorite Outer Banks neighborhood call Scott Team Realty.



Summertime Fun

Dare County's bombing range holds its annual open house the third Thursday in July. It is located on Dare County's mainland near Stumpy Point. This is a great opportunity to see the Navy's finest practicing bombing runs and other maneuvers up close and personal. Don't forget to bring your ear plugs! Call Scott Team Realty for directions and more details.



Remembering David Stick

Outer Banks Historian, Realtor and Outer Banks visionary recently passed. David Stick's positive influence helped make the Outer Banks what it is today. He was one of the first to promote the Outer Banks as a vacation destination; he was involved with the development of Southern Shores, was one of the founders of the Outer Banks Community Foundation and helped create the state agency that regulates development along North Carolina's coast. Here is a little excerpt from a speech he gave to the Realtor Association years ago that is posted on the local Realtor's web site: *"In 1947 I left my job as a magazine editor in New York to return home and the following year joined my father in the effort to get Southern Shores started. With a friend of his named Bill Coppage, we formed a company called Kitty Hawk Enterprises to develop Southern Shores, sell lots, and build houses for purchasers."*

For more of David Stick's speech on the history of the Outer Banks go to:

<http://www.outerbanksrealtors.com/aboutus.php#part1>



Kitty Hawk Pier Looking North

Jennette's Pier breaks ground

In 2003 Hurricane Isabel destroyed most of the the old Jennette's pier that was originally built in 1939. This spring the official ground breaking for the new pier finally took place. It will be made with concrete pilings which will be able to withstand just about anything Mother Nature can throw at it. Viewing a sunset from the end of a pier is breathtaking. They will be especially beautiful from the end of this one since it will be 1000 feet long. The Virginian-Pilot reports that it should be completed within two years.

Mid-Currituck & Oregon Inlet Bridge Updates

The mid-Currituck bridge is still in the Environmental Impact Study stage. The turnpike authority's web page states that this study will be complete later this year. The new Oregon Inlet bridge project received some good news lately. According to the Virginian-Pilot, two deeds were recently discovered in state archives that provide the state an easement across the Pea Island National Wildlife Refuge. These deeds would allow the bridge to terminate at the northern end of the Hatteras Island instead of almost 15 miles to the south.

Scott Team Realty offers a unique business model.
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Scott Team Classifieds



Southern Shores

\$510,000

High quality materials and craftsmanship show throughout this beautiful large home including nine foot ceilings, an open kitchen with silestone countertops and a walk-in closet in every bedroom. A must see for the discriminating buyer.



Soundfront

\$489,000

Enjoy almost 270 degrees of water views from the deck off the master bedroom of this well kept sound front home nestled in the cliffs overlooking the Albemarle Sound on one of the highest lots in this subdivision. Many recent upgrades!



Great Starter Home

\$99,000

Check out this perfect starter home or second home getaway at the end of a quiet road. Cute three bedroom, one and one-half bath home features hardwood floors, ceramic tile and recent upgrades. Easy access to the Currituck Sound.



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.



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!



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!



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!

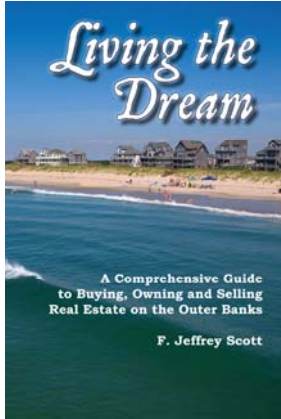
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www.livingthedreamobx.com

OBX SummerEvents

July 1 – 3 : Outer Banks Sandsculpture Festival

Kitty Hawk Sports, Jockey's Ridge Crossing, Nags Head The professional sculpturing starts Wednesday and will be finished by Thursday evening. For more information please call Ralph Buxton at (252) 441-9200 x28 or email ralph@kittyhawksports.com

July 3: Duck's 5th Annual Fourth of July Parade

9:00 a.m., with an after-event following at the Duck Town Park featuring music by Ruth Wyand & Friends. For registration information, contact the Town at (252) 255-1234 or at info@townofduck.com

July 11 – 12: 30th Annual Wright Kite Festival

Wright Brothers National Memorial, Kill Devil Hills, 10 a.m. to 4 p.m. Stunt kites demos, games, kids kite making, and contests. (252) 441-4124, (877) FLY-THIS or kittyhawk.com

July 13 : 425th Anniversary of the Roanoke Voyages

Roanoke Island Festival Park. 10 a.m. - 5 p.m. Many special activities will be offered in all venues of the Park. (252) 475-1500 or roanokeisland.com

July 16 : Dare County Bombing Range Open House

Weather permitting, come watch as state of the art jets from regional military bases practice bombing and strafing at Dare County's mainland bombing range. The jets usually start flying around 9:30 AM.

August 1 – 2: First Annual Hatteras Jack's Tri-Village Inshore Slam Fishing Tournament Visit

www.hatterasjack.com for more information.

August 5 - 31: Ray Matthews - Photography

Dare County Arts Council Gallery. First Friday Opening Reception August 7, 6-9 pm. (252) 473-5558

August 9: 8th Annual OBX Sandbar 5K

The Outer Banks only 5K Beach Run/Walk is set on the wide flat sands in front of the historic 'Old Station' public bath house in Kitty Hawk, North Carolina. outerbanksrelieffoundation.com

August 18: Virginia Dare Anniversary Performance

Waterside Theatre. 8 p.m. See a special performance of The Lost Colony that features infant actors in the role of baby Virginia. Celebrating the birthday of Virginia Dare, the first English child born in America. (252) 473-2127 or thelostcolony.org

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