



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

WE'RE ON THE WEB!

WWW.SCOTTREALTYOBX.COM

OBX Winter Events

January 22 - February 17 28th Annual Frank Stick Memorial Art Show

On display at the Ghost Fleet Gallery in Nags Head through February. The show is the longest running visual art exhibition in the county. Please log on to www.darearts.org or call 252-473-5558 for more information.

February 1 - 28 North Carolina Maritime Museum on Roanoke Island

Visit the Roanoke Marshes Lighthouse and learn the history of these screw-pile lights. Visit www.obxmaritime.org or call (252) 475-1750 for current programming schedules.

February 18 - 19 Roanoke Island 1862-A Civil War Living History Weekend

February 18 (from 10 a.m. - 5 p.m.) and February 19 (from 10 a.m. - 3 pm). Union and Confederate re-enactment soldiers will commemorate The Battle of Roanoke Island on February 18 (from 10 am to 5 pm) and February 19 (from 10 am to 3 pm) at Roanoke Island Festival Park. For more information call (252) 475-1500 or visit us online at www.roanokeisland.com

February 25 The Elizabethan Rendezvous 5

Penguin Isle Restaurant. Cash bar, 5:30 pm; Dinner & entertainment 7:00 pm. A full 7-course gourmet feast with wines, beer and cider. Elizabethanesque-entertainments interspersed between courses. Her Majesty Queen Elizabeth I (English actor Miss Barbara Hird) and Sir Walter Raleigh (Bill Rea) preside over the feast and a company of professional musicians and actors. Reservations required. For reservations/information contact the production office at (252) 473-1061 or elizr1558@yahoo.com

March 18 9th Annual Polar Plunge

Every year, 100% of the money raised by those who take the Plunge goes directly into the "We build the people" Scholarship fund. www.obxpolarplunge.com

March 19 17th Annual Kelly's Restaurant and Tavern's St. Patrick's Day Parade

North Carolina's largest St. Patrick's Day Parade. Beach Road MP 12 - 10.5, Nags Head. 1:00 pm. Rain or Shine. For more information please call 252-441-4116 or visit www.kellysrestaurant.com



The Carolina R_{eal}E_{state} View

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

Winter 2006

Nags Head Woods

Over 1200 acres of beautiful, undisturbed maritime forest lie just to the west of the busiest section of Kill Devil Hills and Nags Head. Winter is a great time of year to visit this rare, untouched, maritime forest. The woods can be a surprisingly warm and peaceful place even when a nor'easter is blowing. Stop by the Visitor's Center which is open during the week and pick up a trail map.



The Albemarle and Roanoke Sounds can be seen here at the end of Nags Head Woods' Roanoke Trail.

One can hike to the sound through the pristine forest or just enjoy being in this unique natural setting. To get there go west across from McDonalds on Ocean Acres Drive about a mile and look for the Nature Center on the left or simply call Scott Team Realty for more details.

Thank you for the successful year!

Scott Team Realty wants to thank you for helping make 2005 our best year ever! Your referrals are a big reason why we have been successful. Thanks for your confidence and we wish you all the best in 2006!

Baby Boomers creating new Real Estate Market

Experts state that 20% of the 65 million in the Baby Boomer Generation will relocate to another area after they retire. Many people in this generation are looking for homes that offer specific features that fit their active lifestyles. In an effort to satisfy the needs of this new market, local developers have started two new subdivisions geared towards those individuals on the go. Both Hamilton Cay, located on the water in Kill Devil Hills near the Wright Memorial, and Waterside Villages of Currituck located on the water in Grandy offer one floor living, fantastic floor plans, yard and exterior maintenance, age restrictions and many other features demanded by today's retiring Baby Boomer Generation. Seniors are an important focus of the Scott Team. For more information on these subdivisions or any other Outer Banks property call us.

IN THIS ISSUE:

- *Winter Things to do*
- *Real Estate Update*
- *Listings*
- *Scott Team News*
- *Saving on Taxes*
- *OBX Winter Fishing*
- *Calendar of Events*

INSIDE THIS ISSUE:

N H WOODS	1
REAL ESTATE	2
BEACHCOMBING	2
SAVING ON TAXES	2
WINTER FISHING	2
CLASSIFIED	3
WINTER EVENTS	4

Scott Team Classifieds



New Construction in Southern Shores \$830,000
 This quality built home by Waldt Construction features five master suites, open living area, recreation room with wet bar, pool, and plenty of decks. The roof top deck complete with wet bar is the perfect place to enjoy the ocean view! This quiet cul-de-sac location is very convenient to the beautiful Southern Shores beaches!



Semi-Sound Front \$410,000
 Extremely well maintained, this home is in "move in" condition! The custom upgrades, bright upper level living area with master suite, lovely screened porch, sun deck, landscaping and back yard fencing make this four bedroom, two and one-half bath home perfect for year round or second home living. Location is convenient to sound access and public boat ramp.



Near the beach in Chicahawk \$435,000
 Close to beach access and adjacent to community common area make this a prime get away location. Surprisingly larger on the inside, this home has an open living area and two bedrooms on the first level and two roomy bedrooms with private decks on the upper level. The large lot offers possible expansion or pool addition option. Many recent upgrades!



Prestigious Chicahawk \$480,000
 This beautiful home built with quality and easy living in mind has all large rooms. Its free flowing plan features beautiful oak floors, crown molding, three bedrooms, two baths, walk in closets, large kitchen with pantry, screened porch, whole house fan and much more! Super 36' x 24' detached garage!



Sound Side \$270,000
 Sound access and boat ramp are just around the corner from this wonderful home on a large lot. Many recent upgrades as well as a high elevation offer the investor or primary resident future possibilities for further improvements. The three large bedrooms, two baths, and enclosed ground level storage make this home a real bargain!

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.

Building Lots

Sound Views! Over one half acre lot near end of Skyco Road with privacy protected by salt marsh. Cul-de-sac location offers minimal traffic. Close and convenient sound access! **\$389,000**

Martin's Point Semi-Sound Front Lowest priced lot in the most prestigious gated community on the Outer Banks! **\$325,000**

Carova Beach Nicely wooded corner lot offers privacy, a natural setting, and easy beach access. **\$130,000**

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

OBX Real Estate Back to Normal

After four years of demand outpacing supply and double digit appreciation, the Outer Banks real estate market has returned to a more sustainable level of activity. Over the last six months of 2005 the inventory increased as the number of contracts decreased by around 18% over the same period of 2004. Conversely, low interest rates and an abundance of choices make this a great time to purchase. For a complete market summary call Scott Team Realty or go to the archive section on our web site.



Saving Taxes with depreciation

When buying investment property on the Outer Banks, one should consider the tax benefits of depreciating personal property at a faster rate than the structure. In addition to furnishings, other personal property may be eligible for accelerated depreciation, including carpeting, appliances and other items that are easily moved. Your CPA and/or tax advisor can help you determine what is eligible.



Sea Shell Hunting

Winter and early spring are great times to hunt for sea shells. Winter storms move the beach sands around, expose shells and deposit them on the beach. The best shell finding times are shortly after a storm near low tide. Two excellent wintertime beach combing places are Corova Beach and Pea Island. If you have a four wheel drive, Corova Beach can be good because you can cover a huge section of the beach while driving. Many times, however, the beach traffic destroys good shells. Pea Island is excellent, especially between New Inlet and the old S-Turns. This section of the beach sees very few visitors and no car traffic. For more information on when and where shell hunting is best, call Scott Team Realty.

Winter Fishing

The annual rockfish run got off to a slow start this fall due to unusually warm water temperatures. However, it has certainly heated up in January! More large fish have been caught this year including a new state record at 62 lbs! Outer Banks anglers have also been pleasantly surprised by the number of bluefish blitzes lately. When the waters have been calm in the surf zone, occasionally these voracious eaters have been seen chasing baitfish up onto the beach from Duck to Rodanthe. If the weather does not change too much, good fishing should be available through February.



Photo Courtesy of T.W.'s Bait & Tackle

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