



The Carolina Real Estate View

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

Summer 2017

New Beach Nourishment Starts

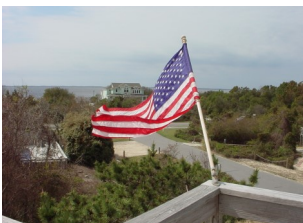
Some local municipalities have been working as long as 20 years to find a way to save the ocean front real estate tax base from erosion. A new beach nourishment project started in Duck in mid-May. Besides wider beaches in Duck, the project is scheduled to widen beaches in Southern Shores, Kitty Hawk, Kill Devil Hills and Nags Head before next winter's storms. It's amazing to see how fast they can widen the beach by hundreds of feet! Find out where they are working this summer and see this engineering feat!

Duck May 26, 2017



In this issue:

- Beach Nourishment
- RE Market Update
- Beach Legends
- Listings
- Security Cameras
- Outer Banks Baseball
- Web site upgrade
- Calendar of Events



Duck Sound Views!

Real Estate Gaining Momentum

It's been over ten years since we've seen a real estate market this good on the Outer Banks. For the first five months of 2017 the number of transactions was up 18% in the Outer Banks Realtors' MLS system. Listing inventory there is also down double digits compared to last year. These are good signs pointing towards more of a seller's market. Each Outer Banks market

segment reacted differently to the economic conditions of the last recession and the current upturn. To see what's going on in a specific market segment please feel free to contact Scott Team Realty or go to http://scottrealtyobx.com/market_info/

Legends of the Sandbar by Chris Bickford

Because the Outer Banks has the most consistent surfing waves on the East Coast, the local surf scene is important to many OBX residents and is unique to this area. Chris Bickford, a local freelance photographer, has been documenting some of the history, culture and characters who have influenced local surfing in a new book. Chris's experience with National Geographic Traveler, NPR, The New York Times and other well-respected organizations has helped him to provide the public with a unique and interesting view into what it's like to live, work and surf on the Outer Banks. Surfers and non-surfers alike should enjoy this book. See some info on the book or buy a copy here:

www.legendsofthesandbar.com/shop



Corolla Ocean Front!

This ocean front home has fabulous wood accents throughout including oak hardwood floors. Just a few lots from the end of the road provides excellent privacy and views of the beach and ocean.

\$1,197,000



Scott Team Classifieds



Fantastic Duck Vacation Rental! Price Reduced! \$749,950

This quality beach home is located in the heart of one of the best vacation rental communities on the Outer Banks. The proven rental income is a result of all that this home offers including a private swimming pool, hot tub, game room, media room and three master suites. Very private lot close to everything!



Owner financing and Duplex! Price Reduced! \$240,000

Seller is offering unbelievable owner financing terms! This rare permitted duplex inside Colington Harbour is a great opportunity for someone to live on one floor and have a tenant pay almost the entire mortgage! Each floor has two bedrooms, a full bath, and a great room with kitchen.



Incredible Duck Sound Views! \$497,000

Enjoy the sunsets over the sound from the expansive decks of this beautiful home in one of Duck's best subdivisions. This private beach is the most quiet location in downtown Duck because it is adjacent to the Duck Research Pier. Here you can leave your car at the house and still easily get to Duck's restaurants and shopping.



Great Downtown Duck Value \$359,000

This saltbox style home sits at the peak of the dune and is close to both the beach and shopping. The lot offers good privacy and is large enough to add a pool. It is a consistent renter and is well maintained. There have been a few updates including a new septic system in 2015.



Classic Corolla Vacation Home \$649,000

If you are looking for vacation rental amenities, then this house has it! Besides the more common amenities like a pool, this home has a media room, a kiddie pool, a game room, ocean views, elevator and much more! Located in the desirable Whalehead subdivision, this one should not be missed!



Villages of Ocean Hill Ocean Front! \$1,197,000

This quality constructed home is just a couple houses from the end of the paved road so the beach here will be nice and quiet. You'll love the big bedrooms with nine foot ceilings and views of the ocean. This Olin Finch home has many high end finishes including hardwood floors, granite countertops and a chef's kitchen.



Chicahauk Primary Residence \$389,000

Enjoy beach living in this wonderful home in one of the Outer Banks' premiere subdivisions. This large home has a classic cape cod floor plan with plenty of storage and great spaces. Nestled in the woods and adjacent to over nine acres of Chicahauk common area, this house has many high end features.



Kitty Hawk Home Site! \$140,000

Picture your dream home on this large building site located close to the beach in Kitty Hawk. A home here should have good ocean views and just a short distance to both the sound and ocean. The lot is cleared and level so site work costs will be minimal.

Market your property here. Over 3000 copies of this newsletter are mailed to owners and buyers of Outer Banks real estate. Even more are emailed.

Looking at houses? Be aware the seller maybe viewing you!

Technology continues to change the way business is done and real estate is no exception. Many owners today have remote cameras inside their beach homes and can see what's going on in the house. Some may be disguised as a book and others may be slightly hidden. In North Carolina it is illegal for a seller to listen in on a conversation but unlikely that many sellers are aware of this law. Cameras are also great ways of keeping track of the house when away. Just recently one Scott Team Realty client purchased a Canary Security Device in the Kitty Hawk Wal-Mart for his second home. For less than \$200 he can see the inside of his beach house on his smart phone when he is at home in New England.



Canary Security Camera

Outer Banks Daredevil Baseball



There's nothing like the sound of the crack of the bat and the crowd cheering on the local team. The Outer Banks has had its own college baseball team for 20 years. This is a great opportunity to see some future stars in action. In fact over the years the Daredevils have had over 20 players go on to play professional baseball. Games are held in the First Flight High School baseball field just south of the Wright Memorial. They play in the Tidewater Summer League which has teams from all over Southeast Virginia. This year's team has quite a few players who were standouts for local high schools and many Division One

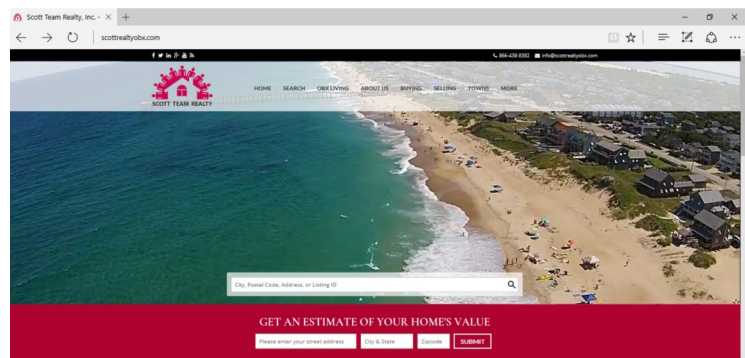
college players. Games are weekday evenings and the post season starts on July 16. Find their schedule at <http://outerbanksdaredevils.com/>. See you at a ball game soon!

New Web Site at Scott Team Realty

Scott Team Realty has updated their web site. Now it's just as easy to see listings on your phone as your home computer. Besides the most up to date information on homes for sale, there are many other good resources there for buyers, sellers and people who just love the Outer Banks. Here's a short list:

- frequently asked questions for buyers and sellers
- real estate market information
- vacation rental income and expense spreadsheet
- things to do
- places to eat
- home shopping checklist
- and much more!

Stop by Scott Team Realty's web site soon!



Featured Properties
<http://scottrealtyobx.com/>

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

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



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Southern Shores, NC 27949

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OBX SUMMER EVENTS

Annual Town of Duck 4th of July Parade July 4, 2017 9:00 AM

Make your way down toward Ocean Way to get the best parade viewing spot. Immediately following the parade, join us at the Town Park.

The Independence Beer Mile MP 8 3/4 Hwy Kill Devil Hills 11 AM, July 5th

An Independence Day themed beer mile. Backyard party, chip timing and T-shirt included. Prizes to the fastest male and female overall. Wear your Holiday finest, costume contest judging for most creative.

Kill Devil Hills Fireworks Show MP 6 July 7, 2017

The Town of Kill Devil Hills happily welcomes Pyrotechnico, an award-winning fireworks company from New Castle, PA. See the fireworks after dark shot from the Avalon Pier.

Surf and Science Summer Camp UNC CSI Wanchese Starting July 10

For 10 - 15 year olds that are interested in exploring and investigating the amazing aquatic systems we have in northeastern North Carolina through the use of kayaks, a pontoon boat, snorkeling and fishing. Camp fees are \$250 per participant except SCUBA camp.

OBX Watermelon Festival Jockey's Ridge Crossing August 3

Watermelon Festival is a fun-for-all-ages fundraiser benefitting The Outer Banks Bicycle and Pedestrian Safety Coalition and features games, music, food, prizes, and, of course, lots of watermelon, generously provided by Food Lion. Free Admission

4th Annual Youth Fishing Tournament August 12

Registration is at 8am at the Roanoke Island Maritime Museum in downtown Manteo. Admission is free and open to youth 4 to 17 years old. Awards will be presented at 11:45 with a cookout to follow. Bring your rod and reel....we have the bait.

For more information on any of these events contact Scott Team Realty

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