



The Carolina Real Estate View

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

Winter 2018

A Snowy OBX Winter!

2018 has started out as one of the snowiest OBX winters remembered. Over a foot of snow fell on the Northern Beaches during the first three weeks of January. How does 2018 stack up historically? Snow accumulations are readily available for Manteo back to 1930 on the NOAA web site. There were a few years where some big storms occurred but rarely did we have years with more than one significant snow event. For example, Manteo received 10 inches of snow on Jan. 30, 1936 but no other accumulations were in the records for that year. It's certainly possible that 2018 could go down as the snowiest winter on record. Most of the Scott Team is in favor of an early spring!



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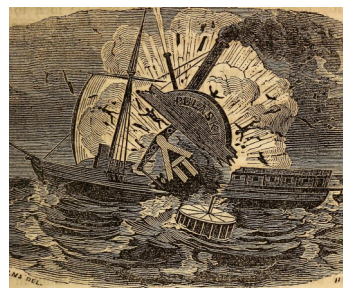
Outer Banks Real Estate Update

Just about every indicator ended 2017 on a positive note. Inventory is down, the number of transactions for the calendar year were the highest they have been since 2005, the days on the market are dropping and there are very few distressed properties for sale. 2017 residential

median sales prices are fairly similar to 2016 in both Southern Shores and Kitty Hawk but with inventory down for both towns those numbers should go up in 2018. For more info on any market segment please feel free to contact Scott Team Realty or go to http://scottrealtyobx.com/market_info/

Shipwreck of the Pulaski Believed to be Found

In June of 1838 this steamship's boiler exploded off the North Carolina coast. This wreck is famous because many of the passengers were wealthy or famous. According to the Charlotte Observer, one passenger lost their entire fortune in gold coins when the ship went down. This paper also reported that Blue Water Ventures International has already found in the area some rare gold coins from that period valued at over \$100,000. They expect to soon find the entire ship and many more gold coins and jewelry. See video at <https://vimeo.com/242668665>



Pulaski; Image from "The tragedy of the seas; or, Sorrow on the ocean, lake, and river, from shipwreck, plague, fire and famine" Published 1848



This five bedroom beach cottage on a large lot has two master suites as well as two Jack and Jill bedrooms. There are ocean views from the large decks, covered porch and living area. It also has a pool and a hot tub. Just steps to the beach!

\$499,000!



Scott Team Classifieds



Fabulous Kitty Hawk Ocean Front!

\$430,000

This three bedroom, two bath home has many wonderful updates like knockdown sheetrock walls and ceilings, wood wainscoting, year old HVAC system, 8 X 8 pilings, and roll down storm shutters. Most of these updates were completed in 2002. Enjoy the great ocean views and sounds!



Village at Nags Head!

\$394,0000

Enjoy the warm breezes and the views of the Roanoke Sound from the living room and decks of this great second home in Nags Head's premier golf course community. Very nice updates include Australian cypress floors and upgraded wood trim. The home has a great floor plan and is also well furnished.



Southridge Dream!

\$130,000

This beautiful lot right near the end of the cul-de-sac in prestigious section five of the Southridge subdivision is ready for your new home! These lots are all close to 20,000 square feet for extra privacy and space. A home here should have a peek of a sound view.



Classic Corolla Vacation Home!

\$649,000

If you are looking for vacation rental amenities, then this house has it! In addition to 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.



Kitty Hawk Ocean Front

\$399,000

Ocean front dream! This three bedroom, two bath home has gorgeous tongue & groove wood paneled walls and an updated kitchen. There are great ocean views and sounds from almost every spot in this house. Purchase now and have it ready for the summer rental season!



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.

**Thinking of selling?
We want your listing here!**

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

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

Top Five Improvements to Sell a Vacation Home

Today's buyers watch HGTV where home updates are the norm instead of the exception. Often times OBX vacation homes don't have those updates. If you are not getting activity on your home then here are five items that will encourage buyers to look and make offers. They are listed in order of least expensive to most expensive.



- Tidy yard: Pruning trees and/or bushes can often be done by the homeowner and result in better curb appeal. Flower beds with fresh mulch also help with the important first impression.
- Strong Rentals: Most second homeowners are looking for some rental income from the house. Strong rentals may cost time, energy and some additional marketing dollars. A few dollars spent marketing on www.vrbo.com or other vacation rental site can result in many more weeks booked.
- Fresh Paint: Most buyers don't want to start painting shortly after purchase. Paint can make a home look almost new.
- Flooring in good condition: Most buyers won't want to live with worn or damaged flooring and will reduce their offering price by its cost. Today's new flooring, like vinyl planking, can change the feel of the entire house.
- Updated fixtures: Dated lighting and plumbing fixtures are a turn off to a buyer. It is unlikely you'll receive all your money back for these when you sell but new fixtures may be what it takes to get that offer.

Scott Team Realty often provides free home valuations for sellers and buyers. Please call on us if you need ideas to help your property sell or if you need market value on an OBX property.

Scott Team Realty Celebrates 15 years!

Scott Team Realty officially opened its doors to business on January 2, 2003 in its current Southern Shores location. Over the years Scott Team Realty has served hundreds of happy clients buying and selling real estate all over the Outer Banks. Lately we've helped many folks for the second or third time. To us this is what being an Outer Banks Realtor is all about... building a relationship with people for a lifetime. Thanks to all our past and future clients for counting on us!



Bank of America Chooses Scott Team Realty

Bank of America



Scott Team Realty was chosen to provide the portal for Outer Banks listing information to Bank of America customers. In return, Scott Team Realty will be able to feature their listings to this huge untapped source of Outer Banks buyers. Their web site receives over 30 million unique users each month.

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.

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OBX Winter/Spring EVENTS

St Paddy's Day 1 Mile Beer Run 2 PM, Saturday, March 17th Outer Banks Brewing Station Prizes for fastest and best costume.

28th Annual St. Patrick's Day Parade 1 PM, March 18, Mile Post 11.5 in Nags Head
This Parade will also honor the memory of the late Ernie Bridger and is the largest St. Patrick's Day parade in North Carolina.

Outer Banks Taste of The Beach Weekend March 22-25, Nags Head
4 Days of Food Drink and Fun put on by the Outer Banks Restaurant Association

Easter Eggstravaganza 2018 10 AM, March 31, Elizabethan Gardens Manteo
The largest egg scavenger hunt on the beach.

John Deas Photography OBX Workshop April 5-8, Kill Devil Hills
Workshops have a single goal - to make you a more confident and capable outdoor photographer.

10 Annual Duck & Wine Festival Noon, April 28, Duck
Each dish is prepared with Duck and served with wine. One charity this event helps is OBX Room in the Inn.

Top things to do just about any winter day...

-Go see the progress on the new Oregon Inlet Bridge...it is an engineering feat!

-Take a hike in Nags Head Woods...you'll forget you are at the beach.

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

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