



# The Carolina Real Estate View

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

Fall 2018

## OBX Fall Planting

Fall is the best time of year to complete landscape projects on the Outer Banks. Planting this time of year give trees and bushes plenty of time to establish a root system before the hot dry summer weather. We are also beyond the most likely time to have big storms damage branches and leaves. If you are planting directly in the sand, then it's probably a good idea to add some top soil to the hole prior to putting the plant in it. This will give your plant a few more nutrients and increase its chances of surviving.



Yaupon Holly in Duck

In this issue:

- OBX Landscaping
- RE Market Update
- Accessory Dwellings
- Listings
- Hurricane Relief
- Beach Buyer Desires
- Business Spotlight
- Calendar of Events



## Outer Banks Real Estate Update

The Outer Banks real estate market is still showing signs of improvement. The number of sales for the year is similar to last year's banner year. The number of sales through September is about 4% below 2017. Also, median and average sales prices are going up. The average sales price of all types of Outer Banks property is up about 8% compared to the same time period as last year. Inventory continues to be relatively low but has recently gone up. How long will this good market last? It's anyone's guess...interest rates are slowly going up but there are still many ready, willing and able buyers in this market. For more info on any market segment please feel free to contact Scott Team Realty or go to [http://scottrealtyobx.com/market\\_info/](http://scottrealtyobx.com/market_info/)



## Kitty Hawk Beach!

If you are looking for a beach cottage then this is a must see! This Kitty Hawk home is less than 400 feet to the beach access and has very good ocean views. Here you have many nice updates including new flooring and interior paint. You'll also love the updated windows, HVAC, doors and siding!  
\$344,500

## Accessory Dwellings on the OBX

There's been a lot of talk in numerous Outer Banks municipal meetings recently about changing local zoning codes to allow accessory dwelling units (ADU's), on single family residential lots. An ADU is an individual living space with a kitchen area, a bathroom area and a bedroom area. ADU's offer more housing within the community but increase neighborhood density. It will be interesting to see how each local municipality uniquely addresses accessory dwelling units.



## Scott Team Classifieds



### Southern Shores Dream Home!

**\$535,000**

This Southern Shores beach home is perfect for a vacation rental or a second home. Enjoy the sunrises over the Atlantic from the large living room or kitchen. Many recent upgrades have this home move-in ready!



### Kitty Hawk Vacation Cottagel

**\$499,000**

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.



### Nags Head Home on Two Lots

**\$349,000**

This beautiful Nags Head one floor home has a fantastic floor plan for primary residential living. Enjoy the mature landscaping, the privacy, the room to grow, the many updates and the greenhouse. Great neighborhood too!



### Huge Renovation and Addition in Duck!

**\$498,000**

Downtown Duck is close by and the beach is even closer! 2005 updates include doors, windows siding, decks and roof. Inside you'll enjoy hardwood floors, granite counter tops, new bathrooms, an ocean view and even an office.



### Mainland Sound Front!

**\$249,000**

This residence includes 2.4 acres on the Albemarle Sound in three separate parcels. This large, well maintained double-wide home is on an exceptionally large concrete slab. A boat ramp provides access to the Albemarle Sound.



### Duck Townhouse Opportunity!

**\$269,000**

Downtown Duck and the beach are just moments from this home in one of Duck's most desirable multifamily subdivisions. Two master suites on the top floor and everything is in great shape and ready for a new owner!



### Beautiful Second Home with Elevator!

**\$389,000**

An original model for this subdivision this home has many of the quality upgrades and extras you'd expect in a second home. Just some of the upgrades are new bathrooms, new heat pumps and an elevator. A must see in Corolla!



### Kitty Hawk Canal Front Home!

**\$379,000**

This water front home in Kitty Hawk's premier canal front subdivision has been very well maintained and updated. Enjoy the new kitchen, the updated bathrooms, the hardwood floors and the views of Kitty Hawk's maritime forest.



### Southern Shores Quality Home!

**\$435,000**

Nestled in the mature live oaks near the ocean this home has super high-end finishes including Brazilian tigerwood flooring, hickory cabinetry, soapstone counter tops, glass block accents and beautiful tiled bathrooms.



### Nature Lover's Dream!

**\$495,000**

Adjacent to hundreds of acres of state owned and protected Kitty Hawk maritime forest as well as across the street from the SeaScape Golf Course. This beautiful primary residential home is perfect for lovers of nature and privacy!

### Business Spotlight...Hatteras Saltworks

Frequently Outer Bankers find creative ways to make a living. Brian and Shaena McMahon fit that bill. They are the owners of HATTERAS SALTWORKS. The ocean off Hatteras Island is known for the Gulf Stream and Labrador currents meeting, making the ocean water pristine and mineral rich. As a result, this a great spot for this type of business. Sunlight and wind evaporate the ocean water leaving the sea salt. For more on where to get this fantastic product go to <https://hatterassaltworks.com>



Relief Package  
bound for Swansboro

### Hurricane Florence Relief

Coastal NC areas south of the Outer Banks are still recovering from Hurricane Florence. Both the town of Southern Shores and the town of Kitty Hawk have been collecting much needed items for the victims of the storm. Some of the things needed are Clorox wipes, canned goods, pasta and spaghetti sauce, macaroni and cheese, pet food, diapers and baby formula. You can drop things off at either town or at the Scott Team Realty. We'll make sure they get to the Hurricane Florence relief effort.

### Top Five Beach Buyers' Desires

From watching buyer's reactions for years, we've come up with a list of the five most desirable features of a beach home. Most beach homes won't have all these features but having at least a couple should result in more interest.

**#5 Views:** Both ocean and sound views are most desirable.

**#4 Updates:** New cabinetry, flooring and lighting attracts buyers.

**#3 Rental Income:** Good rental income increases affordability.

**#2 Maintained and Clean:** Having to immediately spend time and/or money fixing a home up will keep many buyers from making an offer.

**#1 Beach access:** Being able to get to the beach quickly is why most people come here.



For more info on how to make your home desirable to beach buyers contact Scott Team Realty.

## Four Mainland Building Sites For Sale!

30,000 sf Albemarle Sound Front lots only \$49,500 each.

One acre interior lots only \$30,000 each.

*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](http://www.scottrealtyobx.com)



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

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

---

## OBX Fall Events

**Outer Banks Marathon & Southern Fried Half Marathon** Nov 10 & 11 <https://www.obxse.org/>  
If you are not a runner, it's great to go out and watch people accomplish this monumental task.

**Winter Lights** Elizabethan Gardens Roanoke Island Starting Nov 24 <https://elizabethangardens.org/>  
Stroll along enchanted garden paths and discover the joy of the season with holiday lights.

**8TH Annual OBX Turkey Trot 5K and 1 Mile Fun Run** Nov 22 Southern Shores  
<http://www.obxgofar.org/details-obx-go-far-turkey-trot/> Build up that appetite for turkey and stuffing on this run through the scenic roads and trails of Southern Shores.

**Wings over Water** Dec 7-9 <https://www.wingsoverwater.org/>  
This is one of the premier wildlife festivals in the United States comprised of dozens of events related to birding.

**115th Annual Celebration of the Wright Brothers First Flight** Dec. 17 <https://firstflight.org/>  
See various planes fly by at the anniversary celebration of the first heavier-than-air, controlled, powered flight.

**Annual Beach Food Pantry Holiday Chefs Challenge** Dec 13 Southern Shores  
<https://beachfoodpantry.org/> OBX chefs compete for the title of "Prince or Princess of Canned Goods."  
Each chef has 60 minutes to cook a dish using item(s) that the Beach Food Pantry would normally keep in stock to provide to their clients.

**TRiO - Reserved Wine Tasting** Thursday Nights at Trio Kitty Hawk <https://triowinebeercheese.com/>  
Structured fun and educational wine tastings. Sample and learn about seven wines, styles of wines and regions..

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

---

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