



# The Carolina

## Real Estate View

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

Spring 2019

### OBX Bridge Update

The last few months will be remembered for milestones in the continued story of access to our drive-to destination. The Basnight Bridge over Oregon Inlet finally opened assuring access to Hatteras Island for the next 100 years. The old Bonner Bridge was fifteen years past its life expectancy and was a constant concern for locals. Also, the Mid-Currituck Bridge received federal approval. Shortly thereafter the Southern Environmental Law Center filed a lawsuit to stop the project. This group was one of the entities that held up construction of the Basnight Bridge for many years. It will be interesting to see how this issue is resolved in the future.



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### Outer Banks Real Estate Update

According to the Outer Banks Association of Realtor's monthly report, the Outer Banks real estate market continues to have steady activity. Similar to the first quarter of 2018 median sales prices are up 4%. More good news is that sales agreements (contracts), are up. We follow the number of sales agreements each month in the MLS. March of this year had the second highest number of agreements for a month in recent memory. We also follow the inventory in the local MLS. That recently showed a 12% increase in properties for sale. It's likely that this steady market will continue in the short term. For more info on any market segment please contact Scott Team Realty or go to [http://scottrealtyobx.com/market\\_info/](http://scottrealtyobx.com/market_info/)



Custom Beach Cottage!

This unique custom cottage just a few hundred feet from the ocean has bead board ceilings, handcrafted custom interior doors, red oak wood floors, granite counter tops and a one-of-a-kind excellent floor plan. This is the perfect beach cottage or second home. Owner says sell! Reduced over \$40,000 just recently!

**Reduced to \$359,000**

### Scott Team Realty Welcomes Susan Morris

Scott Team Realty is proud to announce the addition of Susan Morris to their sales staff. Susan comes from a strong background in sales & marketing and has a degree in Interior Design. She and her real estate team at Keller Williams Midlothian rank in the top 1% in the Richmond area. She decided to hang her North Carolina real estate license with Scott Team Realty because of their focus on customer service and their high level of expertise in this unique real estate market. Jeff Scott, President of Scott Team Realty stated, "It's likely every real estate company on the beach would love to have such a top professional on their staff. We are very pleased that Susan is now with our firm."



## Scott Team Classifieds



### Beautiful Second Home with Elevator! Reduced! \$387,000

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. There's room for a pool and it could be a great vacation rental home. A must see in Corolla!



### Kitty Hawk Vacation Cottages! \$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, wrap around decks, the covered porch and the living area. The pool, the hot tub and the short distance to the beach make it a renter's favorite.



### Gorgeous Nags Head Home! Reduced! \$419,000

This beautiful Nags Head home has a fantastic floor plan for primary residential living. The builder built this one for his family so you know it was quality built. Enjoy the pond for fishing, the access to Nags Head Woods, great landscaping, and the many updates. Super Nags Head neighborhood!



### On the avenues in Southern Shores! \$435,000

Just a short distance to beach and downtown Duck! You'll love everything about this house. A few unique features are the Brazilian tigerwood flooring, hickory cabinetry, soapstone counter tops, glass block accents and the beautiful tiled bathrooms. This lot is covered with large live oaks for added privacy.



### Kitty Hawk Canal Front Home! Reduced! \$375,000

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



### Villas Sound Front Condo in Nags Head! \$299,000

This water front condo is in the best location of the entire subdivision. It is an end unit that overlooks the dock and gazebo. The updated kitchen and bathrooms and excellent condition of the entire property make this a must see! You'll love the views of the sun setting over the sound from your living room!



### Currituck Club Masterpiece! \$749,000

A true Currituck Club gem, this stunning home has a unique design with many custom features including beautiful wrap around porches, high-end wood finishes, 9-ft ceilings, and top of the line appliances. This house is perfect for entertaining with large pool and back yard.



## Three Mainland Building Sites For Sale!

30,000 sf Albemarle Sound Front lot reduced to \$35,000

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

**Looking for listings...we'd love to market your property here!**

## Breakfast on the Nags Head Pier

An all-time favorite activity of many locals is to have a meal on a northern beach pier. The Nags Head Pier at about mile post eleven opens early and serves through dinner. It's very entertaining to watch and hear the ocean while waiting for your meal. Go on a day with big surf and you'll likely feel waves moving the pier as well! They always have fresh Seafood and it is great! After cleaning your plate, you can take a walk to the end of the pier. Looking back at the beach from the end of the pier is a unique perspective that is well worth the walk.



## When should you renovate?

There is a significant shortage of OBX homes for sale with new features. Homes with new kitchens and bathrooms get much more interest than dated properties. Every winter the National Association of Realtors publishes a cost vs. value analysis. The return when you sell an updated home from an increased sales price is almost always less than the cost of that improvement. However, the new features will command higher rental numbers and keep those vacation renters coming back. Future sellers

should complete improvements a few years before you plan on selling so that you get some use and possibly additional rental income out of those improvements.

## OBX Collaboration feature

The Outer Banks Association of Realtors MLS system now has a feature that offers buyers and sellers a way to get more real estate information. From this service you can search active and sold listings from the local MLS in real time. All other web sites are updated less frequently and don't always have all this information. If you are a buyer or a seller and want to see the data directly from the MLS, then this might be a good solution for you. Contact Scott Team Realty to have your own collaboration site created.

# Roku®

## Vacation Rental Cottage Tip...Roku TV?

It's the little details that keep those vacation renters coming back to the same house each year. Many homeowners today are "cutting the cord" and getting rid of cable or satellite tv. It's fairly easy to save between \$50 and \$100 a month by using smart tv's, a Roku or Apple TV. Is it time to change over your rental cottage? Some property managers are getting complaints if cable tv is not available on all TV's so it still might be a little early. As more people cancel their cable subscriptions in their homes, getting rid of cable will be come more accepted.

**"When looking for a Realtor in the Outer Banks I recommend calling Scott Team Realty. They make the process easy." Andy & Brooke, Midlothian, VA**

**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  
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## **OBX Summer Events**

### **Rogallo Kite Festival Jockey's Ridge June 14- 16**

FREE TO THE PUBLIC. Kitty Hawk Kites and friends will display 30- to 100-foot kites on top of Jockey's Ridge State Park. Join us and fly a kite of your own, take part in FREE stunt kite lessons, relax, and enjoy the spectacular kite show!

### **Take a Kayak Tour of the Outer Banks**

From touring the maritime forest to seeing the bioluminescence at night in the Roanoke Sound, there are many great kayak activities to see throughout the Outer Banks. Kitty Hawk Kayak School 252-261-0145

### **Crowder with Colton Dixon Concert Roanoke Island June 19**

Enjoy these two Christian Contemporary singers who have had hits that have jumped over to the pop charts.

### **Monthly Kayak Fishing Clinic Nags Head Causeway**

Local kayak fishing pros talk techniques, tackle, gear, when and where to go. Great opportunity to learn the basics, master your craft, or share stories with the community. Call 1-800-FLY-THIS for times.

### **Annual One-Design Regatta Roanoke Island Maritime Museum July 27**

The venue is perfect for the observer on the deck of the Marshes Lighthouse deck. It is the perfect spot to cheer on your favorite sailor. For additional information and an entry form call the Museum at 252-475-1750.

### **OBX Watermelon Festival Jockey's Ridge Crossing August 1**

Enjoy games, food, face painting, tie-dye shirt making, arts and crafts activities, an inflatable waterslide, TONS of watermelon fun and more. OBX Watermelon Festival is free for guests to attend.

### **OBX Pirate Festival Jockey's Ridge Crossing August 14-15**

Come learn the vast history of pirates on the Outer Banks, and the little ones can participate in Scallywag school to see if they have what it takes to be a part of Blackbeard's Crew!

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

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**"Jeff is incredibly good at what he does. First time beach home buyer?  
Go with Scott Team Realty." Joel and Betty Charlottesville, VA**