



# The Carolina Real Estate View

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

Fall 2019

## Outer Banker Directs Hit Movie

The Peanut Butter Falcon is a heartwarming story based in the Outer Banks. It's about two men who become great friends as they have a series of adventures on a journey along the Outer Banks.. This nationally released film will make you laugh and also has some good life lessons. It was directed by First Flight Middle School and Manteo High School graduate Tyler Nilson. If you live on the Outer Banks or have been coming here for years, then in the plot you'll recognize names of places, local accents and other things unique to the Outer Banks.



In this issue:

- OBX Movie
- RE Market Update
- 30 Years in OBX Real Estate
- Listings
- Hurricanes
- Fall Fishing
- NC Alligator
- New Tax Law Effects
- Calendar of Events

## OBX Real Estate Update

Summer sales of Outer Banks real estate have been positive. More sales occurred this past summer than in many recent years. One reason for this increase in activity is the excellent loan terms available. Another reason is likely the available inventory. There were slightly more properties available during the summer of 2019 than the summer of 2018. Location is still a top requirement for Outer Banks buyers but having a home looking like new makes a big difference in activity. New kitchens and/or bathrooms, updated flooring and fresh paint translate in to more activity. Each Outer Banks market segment is different so contact Scott Team Realty to learn about your specific area of interest or go to [http://scottrealtyobx.com/market\\_info/](http://scottrealtyobx.com/market_info/)

## 30 Years in OBX Real Estate

In June of 1989 Jeff Scott graduated from the Harvard University Extension School and started his career in Outer Banks real estate. Since then, Jeff has helped people with Outer Banks real estate full time. A lot has changed in the local real estate industry since then but one thing remains the same. Buyers and sellers continue to look for a conscientious person to help them get the best value possible. Jeff plans on continuing in this career for many years to come.



## Currituck Club Masterpiece!

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.

**Recently Reduced by  
\$90,000 to \$659,000!**



## Scott Team Classifieds



### 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 beautiful tiled bathrooms. Used only as a second home this one is in good condition. This lot is covered with large live oaks for added privacy.



### Beach Road Gem!

**\$575,000**

This five bedroom reverse floor plan home has good views of the ocean and is well maintained. The large pool, screened porch and game room keep guests coming back year after year. Rental income will likely top \$50,000 this year! It is in an ideal location near restaurants and beach access! Also it is adjacent to a paper street for added privacy.



### Creek and Canal Front

**\$800,000**

Have it all in this rare Southern Shores location! This quality residence has protected dockage on the canal on the east side of the property and striking views of Ginguite Creek and the Currituck Sound on the west side of the property. Easy one floor living with hardwood floors, a large kitchen and a steam shower. You'll love the open floor plan!



### Currituck Acreage On Golf Course

**\$229,000**

There are many options for this property including a multiple lot subdivision or a horse farm. At least one home location will have views of the 18th fairway and green of The Point Golf Course. Building a beautiful home here will fit right in with this neighborhood of large custom homes. This property has been selectively cleared and easy to walk.



### Close to Perfect Vacation Home!

**\$449,950**

This home has been completely updated. 2017 updates included a new kitchen with new appliances, new tiled showers and new ceramic plank flooring. 2018 updates included completely painting the inside. Only occasionally used by the owner, so these high end finishes look brand new. Enjoy the pool, hot tub, game room and beautiful furnishings.



### Duck Building Site With Potential Water Views!

**\$130,000**

Build your dream home on this rare Duck lot in the super sound side subdivision of Osprey Ridge. Just a short distance from the shopping and restaurants of downtown Duck. You'll love the high-end homes already located in this peaceful subdivision. It's also highly likely a home here will have a peek of a sound and ocean view! Call us about a possible building package.



## Three Mainland Building Sites For Sale!

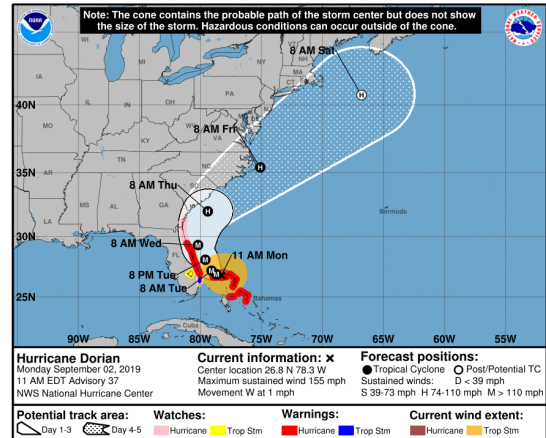
30,000 sf Albemarle Sound Front lot reduced to \$35,000

One acre interior lots only \$21,500 each.

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

## Why do hurricanes almost always lose strength when they turn towards the Outer Banks?

Hurricane Dorian hit the Bahamas with 185 mile per hour winds. The five day forecast on Sept. 2nd, (see picture), had it turning north and weakening to a storm of about 100 mile per hour winds when it came by the Outer Banks. It was good to see their predictions were accurate. This weakening trend has occurred over and over throughout the years. Some meteorologists believe this happens because the same upper level winds that turn the storm towards the Outer Banks also rips the storm apart. Some also believe it is because the water off our coast is not as warm as waters to our south.



## Fishing on the Outer Banks

It's been a banner year for sound fishing on the Outer Banks. Anglers targeting speckled trout and red drum around the islands in the sound were rewarded with great catches this summer. As these fish migrate south over the next few months, the fishing in the surf and around the inlets should be excellent. For more up to date information on where they are biting contact Scott Team Realty.

## Bleu the White Alligator

About one out of every 500,000 alligators is leucitic. Leucitic is different than albino because they have some brown pigment and their eyes are blue. The North Carolina Aquarium on Roanoke Island has one named Bleu that is about seven feet long. If you have not been to the aquarium on Roanoke Island recently then it's worth seeing all the new displays and animals.



## Tax Consequences of Owning a Beach House

Since the new Federal tax laws were put in place there has been a question about how they would affect owning a beach house. According to Chris Bird, a Certified Financial Planner and former IRS agent, the new Federal tax laws do not change much for vacation rental owners. The 1986 rules about use and losses still apply. The new tax rules offer second home owners who do not rent out their home less of a tax break than the old rules because mortgage and tax deductions are limited. Because each individual's situation is different, it's always best to consult your tax advisor.

**"As my wife said, we no longer have a Realtor in N.C., we have a friend in N.C. that is our Realtor." Stuart and Janean, Douglassville, PA**

**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

**Would you like to receive  
our newsletter?  
Just send an email to  
[subscribe@scottrealtyobx.com](mailto:subscribe@scottrealtyobx.com) with  
“newsletter” in subject line  
Or  
Stop by our office and  
we'll set you up!**

---

## OBX Fall Events

### **Outer Banks Seafood Festival Oct 19 Nags Head**

This seafood festival is a fun and educational experience promoting, honoring and celebrating the area's seafood heritage and community. Meet Outer Banks watermen and see the tools of their trade, including boats, crab pots and pound nets.

### **3<sup>rd</sup> Annual Outer Banks Brewtag Oct 26 Nags Head**

Beer garden featuring over 20 local and regional beers, kids zone featuring arts and crafts and a mechanical shark, live music, local food vendors. The proceeds benefiting The Rogallo Foundation.

### **7th Annual Maritime Museum Wooden Boat Show Roanoke Island Oct 26**

See the fine craftsmanship of both new construction and restored wooden boats or exhibit your on wooden boat.

### **Roanoke Island Maritime Museum Haunted House Manteo Oct 31**

### **Gloria Coker Art Exhibit Manteo Through Nov 6**

Gloria's fall exhibition titled "Let Go and Enjoy" features her vivid acrylic paintings involving people enjoying their passions, including music, dance and festivals.

### **All Seasons Garden Design Elizabethan Gardens Nov 9**

You can design a garden for beauty in all four seasons. Now that our gardens are giving way to fall, we can see the need to redesign and reconfigure our landscapes. Come and learn how to dissect the needs of your garden.

### **OBX Marathon & Southern Fried Half Nov 9-10 Kitty Hawk to Manteo**

While running, one can enjoy the relaxing feeling of being at the beach or cheer on those who endeavor to run those long distances!

### **Outer Banks Food Truck Showdown Nags Head Nov 24**

Guaranteed to be a tummy-tempting, toe-tapping good time as food trucks, breweries and musicians show off their talents. Place your vote for the tastiest truck and see who drives off with the Showdown Champion Belt.

---

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

**"If not for you, I am afraid we would have missed out on this little slice of heaven."  
David and Kimberly, formerly Burke, VA now Nags Head residents**