



# The Carolina

## Real Estate View

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

Winter 2019

### Winter Waterfowl

Before the Outer Banks became a famous vacation destination it was famous for duck hunting. Ducks and geese were so prevalent at the beginning of the 20<sup>th</sup> century that Dare and Currituck County were home to many commercial duck hunters. Perhaps not in the same numbers as before but many ducks and geese still spend their winters here. If you are at the beach before the spring migration then it's worth taking a walk down the town of Duck's board walk or visiting the Pea Island National Wildlife Refuge. Here you'll see tundra swan, snow geese and a huge variety of ducks enjoying our local waters.



Duck Waterfront 2019

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### Outer Banks Real Estate Update

In 2018 we had the second hottest year for sales since the boom years of the early 2000's. The number of transactions in the local MLS was just slightly down compared to 2017. Possible reasons for this decrease include inclement weather, higher interest rates and a lack of updated inventory. Upward trends are rarely a straight line up. Many market segments saw an increase in sales prices and we are optimistic about the direction of 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/)



Nature Lover's Dream!

### Save Your Building Permits!

Many local municipalities are now destroying old building permits. Because flood zones, septic regulations and local building ordinances change it is a good idea to have a copy of these documents. It's possible you may need them at a later date to prove that what is there was permitted. These documents become especially valuable when you go to sell or repair after damage.

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 home with a pool and large garage is a perfect primary residence for lovers of nature and privacy!

Reduced to \$469,900

### Odd OBX Flotsam and Jetsam

It's amazing what OBX beach combers have found in recent years. Here are just a few...

- Thousands of bags of Doritos on Hatteras Island in 2006.
- 24 year-old message in a bottle in Duck in 2009.
- A 400 year-old shipwreck in Corolla in 2010.



The winter is the best time of year to beach comb for shells. Winter storms stir up the ocean and uncover many additional items. You'll never know what you might find walking on the beach!



## 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 from the Ala. room on the large living room or kitchen. Many recent upgrades. Move this home move-in ready!

**Under Contract!**



### 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 decks, covered porch and living area. It also has a pool and a hot tub.



### Nags Head Home on Two Lots

**\$349,000**

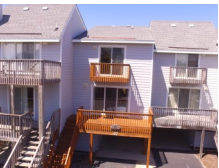
This beautiful Nags Head one floor home has a fantastic floor plan for primary residential living. Enjoy the mature landscaping, the privacy, the room to grow, the many updates and the greenhouse. Great neighborhood too!



### 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.



### Duck Townhouse Opportunity!

**\$269,000**

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

**Sold!**



### 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.

Your home here...allow us to help you!

## 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.

"Scott Team Realty was a great help. They made all the arrangements from getting the house ready to show to the final closing." Lisa from Chelsea, AL

## Modern Day OBX Shipwrecks

It's not called the Graveyard of the Atlantic for no reason. There are hundreds of shipwrecks along the Outer Banks. Even today boaters occasionally get into trouble as they pass by the Outer Banks. If you know where to look you can see some on the beach today that were abandoned. The Belle from Millers Place, NY is currently on the beach a mile or two south of Oregon Inlet.



## What's a good paint job worth?

It's relatively easy to get a few quotes to paint your Outer Banks home. Often times those prices can vary by thousands of dollars. According to Brent Coley of Carolina Coatings a good exterior paint job on the Outer Banks could easily last twice as long as a lower quality paint job. A quality job involves using a high-quality paint, properly preparing the surface and properly applying the paint or stain. When these details are not followed then a home might need repainting in just a couple of years. Paying a little bit more for a good paint job will likely result in a big long-term savings. To talk to Brent about painting your Outer Banks home call him at 252-267-4067.

## Signs It's Time To Purchase a Beach House

Identify with more than two of these and it might be time!

- You spend more than two weeks a year on the Outer Banks
- There is never enough time when you are here.
- The beach is fun every season.
- The people where you stay know you by your first name.
- Sand stays in your shoes even when you get home.
- You have numerous OBX web sites bookmarked.
- There is an OBX sticker on your car.
- Driving to the beach is not a big deal.



## Vacation Rental Cottage Tip...Clock Radios



It's the little details that keep those vacation renters coming back to the same house each year. Clock radios with USB ports next to beds are one of those things those renters will appreciate. Frequently when showing houses between tenants in the summer I'll see left over adapters left in wall sockets. Those vacationers will be very disappointed when their battery runs out on their way home. A \$20 clock with a USB port will eliminate many people leaving their adapters and power cords as well as let them know you care.

**"We can attest to your professionalism from buying through you in 1992 and selling through you in 2019" Mike and Robin, from Leland, NC**

**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 Events

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### **Hatteras Village Waterfowl Festival February 22-24 Hatteras**

The 1st Annual Hatteras Village Waterfowl Festival includes demonstrations and vendors on Saturday as well as dinner on Saturday night and breakfast Sunday morning

### **A Midsummer Night’s Dream Feb. 22 to Mar. 2 Festival Park Manteo**

Don't miss the Theater of Dare performance at the indoor theatre. The play is one of Shakespeare's most popular works for the stage and is widely performed across the world.

### **29th Annual St. Patrick's Day Parade March 17 Nags Head**

This is the largest St. Patrick's Day Parade in North Carolina. A great way to break up the winter doldrums and get ready for spring! The parade includes over one-hundred entrants and viewed by over eight thousand attendees.

### **Outer Banks Taste of The Beach March 28 -31 Nags Head**

Casual chefs to full-on foodie fanatics will revel in innovative culinary opportunities offered up by members of the Outer Banks Restaurant Association. More than 60 events over four days in 30 different venues.

### **Outer Banks Community Quilt Show March 9-16 Roanoke Island Festival Park**

Vintage and antique quilts of all sizes will be on display for visitors to view. The show will include quilts made or owned by quilters from the area, and by those with close ties to the Outer Banks.

### **Blackbeard's Revenge 100 March 29-31 Corolla**

100 Mile, 100 Mile Relay and 100 Kilometer point to point ultra running race. Come on out and try the 100 mile or 100 K race. If you are not ready for those distances yet, make your way to the Outer Banks as a relay.

### **OBX Windsurfing Race & Freestyle US Nationals April 13-20 Avon**

Long distance and Freestyle windsurf races. See windsurfers from all over the world compete.

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

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“Our experience with Scott Team Realty was exceptional.” Ben & Michelle Chesterfield, VA