



# The Carolina Real Estate View

A quarterly service for buyers and owners of Outer Banks real estate      Fall 2021

## Latest Kitty Hawk Shipwreck

On Memorial Day this boat washed up on the Kitty Hawk beach near Maynard St. The ocean was rough the few days before it came ashore. It's anyone's guess how it ended up in Kitty Hawk but likely it was being pulled north behind a sailboat. Spring is the time of year when you occasionally see sailboats migrating north. A little Internet research showed that maritime law entitles whoever recovers a vessel lost at sea to financial compensation equal to the value of the property. Before the end of the day a neighbor moved this boat to the sound side of the dune line.



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## The Great Reshuffling?

If you google "great reshuffling" today, you'll get pages and pages of articles about how the pandemic changed where people live. It's obvious the Outer Banks has been affected by this trend. Property values have jumped more in the last year than in the last 15 years combined. Also, the vacation rental season has been extended and vacation rental owners are obtaining record revenues. Is this trend a macro-economic trend similar to the industrial revolution? See Reshuffling on page 2.



**Great Chicahauk Homel**

This custom built home, on a charming wooded lot in one of Southern Shores' finest neighborhoods, is set up perfectly for primary residential living. It has an excellent floor plan making OBX living easy! Adjacent to common area, near goods, services and the beach, this is an ideal location. Enjoy the inviting breakfast nook, large wrap-around porches and a screened porch.  
Priced at \$449,900!

## Future Outer Banks Cancer Center



Before the Outer Banks Hospital, locals with cancer would have to drive at least an hour for treatment. Over the years the hospital has added cancer treatment facilities. The hospital is

now working to build a stand-alone cancer treatment facility in Nags Head. When completed, this building will house all treatments and associated care. Having this comprehensive location will allow the healthcare team to better collaborate and reduce travel for patients. A better experience for patients and more success in treating this illness will likely be the result. As you can imagine, a cancer treatment facility will be expensive to build and the hospital's goal is to raise six million dollars. For more information about this worthy cause, please contact Jennifer Schwartzberg at 252-449-5933 or [Jennifer.schwartzberg@theobh.com](mailto:Jennifer.schwartzberg@theobh.com).



## *Scott Team Classifieds*



### **Kitty Hawk Restaurant For Sale!**

Locals and visitors have been enjoying breakfast at this landmark property for over 30 years. Close to one of the busiest intersections on the Outer Banks, you'll have no trouble attracting hungry guests here. This 80 plus seat established and desirable restaurant is completely equipped and ready for new ownership. Imagine what you could do serving more than one meal a day! **Priced at \$1,999,900**

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

### **Reshuffling continued from page 1**

During the industrial revolution many farmers' sons went to the city to work. Most never returned to the farm for work. Are people permanently fleeing more urban areas? This is a big question that I don't believe I am qualified to answer. Some economists believe that high speed Internet, remote education, remote medicine and cyber ordering are here to stay. All these trends improve the quality of life for Outer Bankers. However, there are some trade offs. Traffic has become more of a concern for long-time Outer Bankers. Also vacation rental cottages have become more prevalent in some primary residential neighborhoods. People in just about every local industry love our guests; just not at midnight when they are partying in the pool next door.

As of this writing the inventory of property for sale has edged up past 1100 properties. This is the first time since March that it has been that high. A common practice of sellers today is to "shoot for the moon" with their price. If it does not sell quickly then they reduce the price until it finds the market. There are still many buyers looking to own here. They just don't want to be taken advantage of. That reminds me of one thing that stays the same here regardless of the market. Most buyers don't have to buy and most sellers don't have to sell. For more information on any property or for an estimate of value on your OBX property, please contact Scott Team Realty.

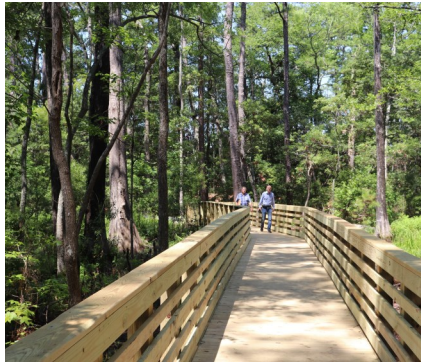
### **Visit the New Maritime Museum in Corolla**

A new museum has opened on the Whalehead Club property in Corolla. This museum is dedicated to the generations of watermen who made their living on the Currituck sound. Currituck County's slogan has been "A Sportsman's Paradise". This likely came as a result of world class waterfowl hunting and largemouth bass fishing from years ago. During the early 20th century this county was home to many industrialists' hunt clubs. From duck decoys to work boats, you can learn about how locals lived here before beach tourism became our main industry.



## Davis Furniture Restoration Wanchese

Ever have a piece of furniture break in your vacation home? Perhaps you've come across a great find at a yard sale that needs to be restored before you use it. There are some experts at restoring furniture right here on the Outer Banks. Jim and Cindy Davis of Davis Furniture Restoration have been restoring furniture for over 45 years. They'll come pick it up or you can take it to them in Wanchese. For more information go to [www.Davisfurniture restoration.net](http://www.Davisfurniture restoration.net)



New bridge over wetlands  
near Kitty Hawk Park

## Kitty Hawk Trails

The town of Kitty Hawk and the state of North Carolina own somewhere around 1000 acres of land in Kitty Hawk. Quite a bit of the property is wetlands and stays wet the entire year. However, there are numerous high ridges of maritime forest that run through this property. Most of these ridges run north to south. You can find trails in this land that locals have been using for years and years. Some are maintained and others are not. The town of Kitty Hawk just finished building a walkway over some wetlands so the public will have easy access to about 460 acres of this coastal reserve. A rarely used trail runs through the middle of this land from the Kitty Hawk Park on Kitty Hawk Road to Kitty Hawk Estates. That's about a two-mile trail. Once the

weather cools off a little, this will be a great place for a walk or to see nature. See more KH trail info at: [https://scottrealtyobx.com/towns/kitty\\_hawk/](https://scottrealtyobx.com/towns/kitty_hawk/)



## Scott and Carroll Obtain Resort Specialist Designation

Trusting someone to help you with your Outer Banks purchase or sale should not be just based on their character. You also want someone who is an expert in their field. Jeff Scott and Maggie Carroll both recently received their Resort and Second-Home Property Specialist (RSPS), designation. According to Outer Banks Association of Realtors' records, less than 2% of all local Realtors hold this designation. RSPS designated Realtors have learned the best ways to help resort buyers and sellers. They also



participate in nationwide professional forums to continue to improve upon their skills as resort Realtors. Between these two Realtors they have over thirty five years of experience helping buyers and sellers with Outer Banks real estate.

**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 Fall Events

### **OBX Arts and Crafts Festival Sept 8 & 9 Hilton Garden Inn Kitty Hawk**

This annual show features a superb variety of creations from 25 Outer Banks artists  
<https://www.facebook.com/obxartfestival>

### **OBX Jeep Invasion Sept 24 & 25 Soundside Event Site Nags Head**

This event is raising funds to support the Annual Toy Run, which donates funds and toys to the Dare County Center to ensure that all of the less fortunate children of Dare County will have a wonderful Christmas.  
<https://obxjeepinvasion.com/>

### **Outer Banks Kayak Fishing Tournament Sept 18 & 19 Nags Head**

All fish must be caught from your watercraft. Net proceeds from this year's Kayak Fishing Tournament benefit the NC Coastal Federation. <https://www.kittyhawk.com/event/obx-kayak-fishing-tournament/>

### **Duck Jazz Festival Oct 9 & 10 Duck**

Enjoy jazz-themed events and promotions taking place throughout Duck. Visit the Events Around Town page to learn more about jazz-themed events and celebrations at local businesses. <https://www.townofduck.com/special-events/duck-jazz-festival/>

### **Outer Banks Seafood Festival Oct 16 Soundside Event Site Nags Head**

Outer Banks Seafood Festival is a fun and educational experience promoting, honoring and celebrating the area's seafood heritage and community. The festival offers opportunities to meet Outer Banks watermen and the chance to eat fresh, local seafood from more than a dozen restaurants.  
<https://www.outerbanksseafoodfestival.org/2021-festival-tickets-coming-soon/>

### **Blue Grass Island Festival Oct 22 Island Park Roanoke Island**

The Outer Banks Bluegrass Island Festival has quickly become one of the most highly anticipated events of the year, and this year's event is no exception, with a number of regionally and nationally famous bands set to take the stage. <https://www.bluegrassisland.com/>

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