



The Carolina Real Estate View

A newsletter for folks who love the Outer Banks April 2025



Kitty Hawk Lifesaving Station

The Kitty Hawk Lifesaving Station was one of the original North Carolina lifesaving stations when the Lifesaving Service was created in the late 1800's. This service, (later merged with the US Coast Guard) saved hundreds of lives and many ships along our coast. It also served as a good job before the tourism industry was so important to our economy. Even tough both original Kitty Hawk Lifesaving Station buildings are over 100 years old, both have been repurposed and used today. For more information click here.

<https://scottrealtyobx.com/kitty-hawk-lifesaving-station/>

New Dare County tax values are out!

See values for every property here.

<https://maps.darecountync.gov/>

Is the value accurate? Contact Scott Team Realty for our opinion based on recent sales.

Fortified Roof Grant Taxable?

Many Outer Banks homeowners are opting to replace their old shingles with a Fortified Roof. The North Carolina Insurance Underwriting Association offers grants up to \$10,000 for replacing the roof to certain specifications. As of this moment, these grants are considered income and are taxed just like passive income. However, congress is considering a bill that would make those grants tax free. It is called the Disaster Mitigation and Tax Parity Act. Here's a link to more info on this program.

<https://strengthenyourroof.com/Home/FAQ>



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Sound Front in Currituck!

Not many OBX locations offer sunsets over the water. From this home, the Albemarle Sound extends over 25 miles to the west. Many times during the year the sun sets over this huge body of water.
See Sound Front page 2.



Scott Team Classifieds



On the Golf Course!

Reduced to \$869,000!

Besides being on the fourth fairway, this classic cape cod style home offers the perfect blend of comfort and luxury. Easy one floor living with the main bedroom, living area, kitchen, office, laundry room and dining room all on the first floor. Recent upgrades include a fortified roof, some appliances and many other features.



Nags Heads Dream!

\$425,000

This Nags Head location is highly desired by buyers because both the beach and Nags Head Woods are super close. You can also easily get to coffee shops, the YMCA, the grocery store and two Nags Head parks. This home was built with a ground floor mother-in-law suite and used as that for over 30 years. Two bedrooms upstairs and a large room and bathroom downstairs.



Ocean and Sound Views!

Reduced to \$750,000!

This second home is on one of the highest elevations in the Southridge subdivision in Nags Head. From here you have panoramic views of the Atlantic and good views of the Roanoke Sound. There are large decks (both covered and sun) on three sides of the house. The loft and the ground floor game room are perfect areas for an office or additional entertainment. This lot is likely big enough for a pool.



Over 30 acres!

Reduced to \$299,000!

With over 700 feet of frontage on US158, these two parcels totaling almost 31 acres are a great opportunity! The general business zoning in this area extends over 400 feet from the highway. Over 1000 feet of agriculturally zoned land is beyond that GB zoned area on this property. The large parcel should be subdividable. This mostly wooded land is just a few miles north of Grandy.



Sound Front from page 1

\$999,000

Some of the quality materials and craftsmanship include quartz, wood and cultured marble counter tops, beautiful oak hardwood floors, custom wood trim and cathedral ceilings. First floor living would be easy here with just about everything on this level. Situated on a point in one of Currituck's finest subdivisions the water views are beyond 180 degrees!



Duck Coastal Living!

\$889,000

Nestled among the live oaks in the sought after Sanderling subdivision, this home offers the perfect blend of comfort and coastal allure. With decks on three sides there's always a comfortable spot to relax after a day at the beach. Enjoy the updated kitchen, flooring and other features!

More details on listings at: <https://for-sale.scottrealtyobx.com/idx/featured>

We are looking for listings and would love to market your property here!

Scott Team Realty 5535 N. Croatan Hwy Southern Shores, NC 27949
Toll Free 866-438-8382 Local 252-261-1500 www.scottrealtyobx.com

Outer Banks Real Estate Market Update

OBX residential sales were down 3% for the first quarter of this year. Also inventory is up 23% compare to this time last year. Usually, the second quarter of the year is the busiest for sales. Buyers are still buying but they are price sensitive. Homes that are up to date and/or have good rental income are seeing the most activity. See more information on the market here:

<https://www.outerbanksrealtors.com/market-data/>



Artist Spotlight Brad Price

Scrolling through Instagram recently I noticed some local artwork that reminded me of the Outer Banks from decades past. Like many OBX transplants, Brad moved here shortly school. He enjoyed the Outer Banks during the day worked for a local restaurant at night. Brad found his painting passion years ago and focuses on his art and helping others become artists. You can find his work at the Two Roads Restaurant in Kitty Hawk. Check out Brad’s work here:

<https://www.dailypaintworks.com/Artists/bradford-price-10688>

OBX Spring Bucketlist Activities

Visit Jockey’s Ridge This time of year the sand won’t be too hot and it won’t be crowded. This is one of the best spots on the Outer Banks to catch a sunset!

Go Out To Eat Often there’s a new OBX restaurant opening this time of year. Also, your old favorite will likely be putting out a new menu. Soft shell crabs are fresh this time of year.

<https://scottrealtyobx.com/outer-banks-bucketlist-may/>

<https://scottrealtyobx.com/how-to-successfully-chase-obx-sunsets/>



SCOTT TEAM REALTY

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

Toll Free 866-438-8382
Local 252-261-1500



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www.scottrealtyobx.com

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.