



The Carolina Real Estate View

A quarterly service for buyers and owners of Outer Banks real estate Summer 2010

Graveyard of the Atlantic gives up another ship

Storms over the last year uncovered an undocumented shipwreck on the Corolla beaches. According to *The Virginian Pilot*, a few local metal detector enthusiasts have known about this wreck for the past few years and have collected quite a few artifacts from its previous resting place. This past winter, pieces of the wreck traveled south along the beach during storms. Realizing this might be the oldest shipwreck ever discovered in North Carolina, the state is in the process of identifying the ship and moving the remaining pieces to the Graveyard of the Atlantic museum in Hatteras.



A few local boys checking out the wreck prior to it being moved off the beach.

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Dennis Hawthorn
Sales Associate

Scott Team Realty proudly welcomes Dennis Hawthorn

Dennis Hawthorn, a resident of the Outer Banks for over 30 years, has joined the Scott Team. Dennis is well known locally for his music. He also has been the owner and president of Coastal Area Permit Assistance for the last five years. Jeff Scott President of Scott Team Realty stated, "His background in coastal development and desire to help people adds to our ability to serve both buyers and sellers of Outer Banks real estate."

Motivated Lot Seller!

Owner is ready to give
his lot away!

- Between highways
- Super ocean views
- Great beach access

Seller just purchased
another lot and is
now anxious to sell.

Call Scott Team Realty
for more details.

Mid-County Bridge Update

Another milestone has been reported on the North Carolina Turnpike Authority's web site. It states that the preliminary Environmental Impact Study has been completed and that the final study is to be completed by October of this year. This site also states that the bridge should be completed in late 2014. Most local residents are hopeful they are accurate in their predictions but disappointments in the past are tempering their enthusiasm. Hopefully four years from now the trip from Virginia to Corolla will be shortened by more than an hour. For updates on the bridge progress call Scott Team Realty.



Scott Team Classifieds



Best Priced Beach Cottage in Nags Head!

\$149,000

This cute two bedroom cottage is a perfect property for someone looking to get started in Outer Banks home ownership. It has many recent upgrades including new kitchen. See the ocean from the living room.



Sandpiper Cay Condo

\$220,000

This is one of the nicest units in the whole subdivision! It is located on a high ridge near pool and tennis facilities. Many upgrades in this two bedroom, two and a half bath unit. Most of the furnishings convey. This is beach living at its best!



Oceanfront

\$326,000

If you have to have ocean front, this may be the place! This three bedroom bath and a half home has many recent upgrades including a new kitchen. Watch the porpoises as they swim by from your front deck.



Better than Oceanfront!

\$375,000

This reverse floor plan beach cottage one lot off the ocean is the perfect spot for your first Outer Banks home. See the ocean from the living room and kitchen and you don't have to cross any streets to get to the beach!



South Nags Head Investment Property

\$325,000

This duplex has five bedrooms on the top floor and another residence on the ground floor. Watch your dollars return quickly from this property while enjoying the ocean views from the roof top deck.



Excellent Kitty Hawk Building Sites

Starting at \$94,500

Superb home sites available for primary residential living or for a second home. These great locations provide easy access to beaches and other services. Choose a lot for the view or for its privacy...or both!



Duck Reverse Floor Plan with Views!

\$459,000

This is it for Duck buyers looking to be close to the beach! This lovely, well maintained home has very good ocean views, super privacy, four bedrooms and a nice den area. Enjoy the private ocean and sound accesses.



One of the best lots in the Currituck Club!

\$189,000

This large lot is approximately three quarters of an acre in size with high elevation on the 18th hole. This gated community is highly regarded as one of the most exclusive subdivisions on the Outer Banks.



Owner Financed Beach Cottage!

\$225,000

Disappointed with lender requirements? With a decent down payment, here's an opportunity to purchase close to the ocean. This home has a great rental history and has many weeks booked for this summer already!



Kitty Hawk Canal Front

\$399,000

This unique "old Nags Head" style/country farmhouse on 1.32 acres of creek front property is a sportsman's or naturalist's dream. It has panoramic views of the salt marsh and creek, a 200' pier where you can fish, crab, launch kayaks or take your skiff out to Kitty Hawk Bay. This home is also in immaculate move-in condition.

Bodie Island Lighthouse Remodeling

According to the Outer Banks Voice web site, the current renovation of the Bodie Island Lighthouse recently uncovered additional damage and will require more time to complete. Plans to open this lighthouse for visitors to climb when repairs are complete are still in place. Once completed, visitors should be able to see Rodanthe towards the south and to the Wright Memorial to the north. The area around the lighthouse is also famous for wildlife. Views of waterfowl and deer should also be prevalent once it is complete. It has been many years since this lighthouse was open to the public and locals are looking forward to the completion of these repairs.



Late summer is the best time for surfing on the Outer Banks.

OBX Real Estate Market Update

Warm spring weather and new low prices encouraged buyers to come back into the Outer Banks real estate market. For the first five months of 2010, sales numbers were up over forty percent in the local MLS. Unfortunately the sale of distressed properties continues to affect property values. A Sea Dunes condo in Kitty Hawk that sold for \$372,000 in 2005 recently just sold again for just \$278,000. A house in Southern Shores that sold for \$415,000 in 2005 recently sold for just \$275,000. A monthly Outer Banks real estate market summary can be found at the following web address:

<http://scottrealtyobx.com/files/marketindicators.pdf>

Jennettes Pier is Growing!

When Jennette's Pier was destroyed by Hurricane Isabel in 2003 one could not have imagined all the activity that is happening in that area today. Since last fall the Whalebone Junction ocean front has been the site of heavy equipment and construction activity. The new pier has begun to take shape and is going to be a great place for visitors to learn more about our coast. Already the new pilings have created a fantastic surf break for local surf contests. Just recently three wind turbines have been installed to help power the new pier. Look for the pier to open next year.



Scott Team Realty offers a unique business model.
Ask us how it can result in a higher level of service for you.

Mission Statement

Helping people realize their real estate dreams by developing lifelong relationships through offering Exceptional Service Every Step of the Way.

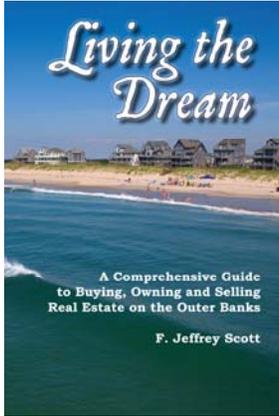
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www.livingthedreamobx.com

OBX SummerEvents

July 16 ARTspace Art Show

Southern Shores Crossing. 10 a.m. - 7 p.m. Grand opening of ARTspace gallery and studio with refreshments from 5 p.m. - 7 p.m. Art Show, original paintings by local artists including paintings of Frank Stick style historic flat top houses. For more information call (252) 473-3858 or visit obxartspace.com

August 5 American Heroes Day Chicamacomico Lifesaving Station, Rodanthe. 10 a.m. to 3 p.m. See the personnel, equipment and vehicles of area Coast Guard, law enforcement, fire fighters, water rescue, EMS and more. Demos include Coast Guard Honor Guard and Color Guard, Coast Guard Search and Rescue helo and motor lifeboat demo, military flyover, jet ski ocean rescue demo, chicamacomico.net

August 8 9th Annual "OBX BANK" Sandbar 5K 8 am, MP 4.5 Beach Access.

Set on the Sands in front of the "Old Station" public bath house in Kitty Hawk. Online registration available at active.com before August 6th. Flight Foundation, which helps local 5th graders improve their grades by rewarding them with flight!

August 28 Ocean Games Ramada Plaza (mile post 9) in Kill Devil Hills from 10am - 4pm

Ocean games is the best day at the beach all summer! We'll have kayak and paddleboard races all day long. Check out pictures from last year's sand castle building contest on our facebook page! Don't miss the best FREE day on the beach! For more information email events@kittyhawk.com or visit kittyhawk.com

September 18 Day at the Docks - A Celebration of Hatteras Island Watermen

Hatteras Village. 10 a.m. to 5 p.m. The commercial and charter fishing fleets will display their boats, skills, products and gear in a variety of competitions and demonstrations. Maritime-inspired games for children and fresh, local seafood will be featured in a chowder cook-off and cooking demos. Traditional wooden boats will be on site. Musical entertainment throughout the day. Blessing of the Fleet begins at 5:30 p.m. dayatthedocks.org

September 19 - September 25 2010 The Easterns® — Grand Surfing Finals

Hatteras. Contest Headquarters: Natural Art Surf Shop, Buxton. surfesa.org/content/category/6/30/37/

We're on the web! www.scottrealtyobx.com