



# The Carolina

## Real Estate View

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

Fall 2016

### Preliminary Flood Maps Favor Outer Banks

New maps designating Outer Banks flood zone areas are now available to see at <http://fris.nc.gov/fris/>. These maps are based on much more accurate data. As a result, many Outer Banks properties in both Dare County and Currituck County are going to be in less restrictive flood zones. If you are thinking of purchasing or selling anytime soon then it is a good idea to check these preliminary maps to see if the property will be affected. Carrying flood insurance is a good idea in just about all areas of the Outer Banks. Expect these maps to be approved in 2017.



Sand on NC12 after Hermine this summer.

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Fabulous Duck Value!

### Historically Speaking... OBX Real Estate is Good

Ten years ago the listing inventory in the Outer Banks Realtors' MLS system was close to 70% higher than it is right now. Also in 2006 there were less than 1700 sales through this system. It's likely this year will be similar to last year in sales. Last year there were almost 2,300 sales through our local MLS. Just about all real estate indicators here are looking positive. For buyers there is still inventory in most market segments. Much of it needs updating but you may find something that works for you. Sellers looking to sell should not expect 2005 prices but homes priced right are selling quickly. For a complete market report go to [http://scottrealtyobx.com/market\\_info](http://scottrealtyobx.com/market_info)



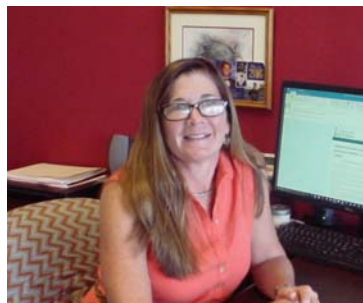
### Kitty Hawk's Roundhouse!

This unique ocean front home has been the subject of numerous local artists and is a local landmark. This style affords unbeatable views of the beach and ocean.

\$350,000

### Firm Welcomes New Agent

We are excited to announce that Maggie Carroll has joined Scott Team Realty! Maggie moved to the Outer Banks in 2006. Her prior work experience included client services for investment banking and technology firms. She received her real estate license in December of 2015 and became a full broker in June of this year. Maggie brings a high level of energy and technical ability to the company. She will be handling many of the company marketing tasks, coordinating transactions as well as listing and selling real



## Scott Team Classifieds



### Fantastic Duck Vacation Rental! Price Reduced!

**\$749,950**

This quality beach home is located in the heart of one of the best vacation rental communities on the Outer Banks. The proven rental income is a result of all that this home offers including a private swimming pool, hot tub, game room, media room and three master suites. Very private lot close to everything!



### Owner financing and Duplex!

**\$259,000**

Seller is offering unbelievable owner financing terms! This rare permitted duplex inside Colington Harbour is a great opportunity for someone to live on one floor and have a tenant pay almost the entire mortgage! Each floor has two bedrooms, a full bath, and a great room with kitchen.



### Three bedroom Duck Ocean Front Condo!

**\$315,000**

This condo is a rare find! There are only a few three bedroom ocean front condos in Duck. This one has great views and a strong established rental history. The recent upgrades make it a good renter as well. If you don't want to do any fixing up and just want to enjoy the beach or pool then this is it!



### Great Downtown Duck Value

**\$369,000**

This saltbox style home sits at the peak of the dune and is close to both the beach and shopping. The lot offers good privacy and is large enough to add a pool. It is a consistent renter and is well maintained. There have been a few updates including a new septic system in 2015.



### Classic Corolla Vacation Home

**\$649,000**

If you are looking for vacation rental amenities, then this house has it! Besides the more common amenities like a pool, this home has a media room, a kiddie pool, a game room, ocean views, elevator and much more! Located in the desirable Whalehead subdivision, this one should not be missed!



### Chicahawk Bargain!

**\$269,000**

It is a rare instance when you find a house in Chicahawk this close to the ocean at this price. The beach is just minutes away through a live oak forest from this corner lot location. This property is high and dry. No flood insurance required. New septic system in 2013. Buy now and fix it up the way you like it!



### Sportsman's Paradise!

**\$69,000**

If you are a dedicated hunter or fishermen then you are probably aware of the great hunting and fishing in Hyde County. This four bedroom house is located near duck impoundments, state boat ramps and US Fish and Wildlife property. There is also a large garage for a boat or other sportsman equipment.



### Semi-Sound Front!

**\$74,000**

Picture your dream home on this large building site located just one lot from the Currituck Sound. With a large pond to the west of the lot and the sound just a few hundred yards to the east, you should have water views from just about every room in your new home. An incredibly peaceful spot for vacation or retirement!

**Market your property here. Over 3000 copies of this newsletter are mailed to owners and buyers of Outer Banks real estate. Even more are emailed.**

## The HGTV Effect

Outer Banks Realtors often hear buyers commenting on the HGTV real estate shows they watched. Today's Outer Banks buyer has become more and more sensitive to home updates. Remodeled features like tiled bathrooms, wood floors and updated kitchens create more interest in beach homes than ever before. Some of this new desire can be attributed to buyers setting expectations based on HGTV shows. Can you now recoup all your costs associated with remodeling? Most times it's unlikely but new features certainly help with the salability of a property. If you are thinking of selling, contact Scott Team Realty to help you develop a course of action to maximize your sales price.



## Beach Nourishment Coming to Kitty Hawk, Duck and KDH Next Year

The contract for the nourishment of the Kitty Hawk beach and portions of both Duck and Kill Devil Hills beach was finalized recently. The project will start in Duck in April 2017 and work its way south. Like the Nags Head project, they will be adding sand to the beach during the summer vacation season. Beach nourishment involves heavy machinery and large metal pipes along the ocean front. Fortunately, they'll be able to nourish

hundreds of feet of beach each day so it is unlikely vacationers will be affected for more than one day during their vacation. For more information go to [morebeachtolove.com](http://morebeachtolove.com). You can also see a video of Nags Head's beach being nourished at <https://youtu.be/KR8SXpqqrXg>

## Construction of Dowdy Park Underway

Nags Head has begun construction of a public park on the old Dowdy Amusement Park property. This is where many locals and vacationers had their first carnival type rides. The town purchased the property a few years ago and is transforming it into a public park. According to the Nags Head town web site, once the park is completed there will be multi-use courts and fields, bocce ball courts and various playground equipment for kids. The park should be completed before the Spring of 2017.



## Karen Bliss Retires

After working with Jeff Scott and Scott Team Realty for almost 20 years, Karen Bliss has decided to retire and move closer to family in Newport News, Virginia. Over the years, Scott Team Realty clients enjoyed her calm and helpful demeanor through the transaction process. We will certainly miss Karen being around so much but wish her a wonderful retirement enjoying grandchildren. Karen's real estate license will continue to hang at Scott Team Realty so we hope to see her frequently.

*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.

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## OBX FALL EVENTS

### **15th Annual Oink & Oyster Roast Longboards Restaurant Kitty Hawk Oct 29**

First Fight Rotary has the proceeds of this event go towards many Outer Banks charities. Enjoy some great food, fellowship and music from the First Flight High School Band.

### **5th Annual Wooden Boat Show Roanoke Island Maritime Museum Oct 29**

Show is open to all wooden boats new construction or restored. Boats will be displayed in the George Washington Creef Park, the museum, and in the water at the Roanoke Marshes lighthouse docks. All proceeds from this event benefit the Museum's youth sailing program.

### **7th Annual Outer Banks Shrimp Cook-off Ocean Boulevard Restaurant Nov 6**

Local chefs will compete to prepare the best shrimp dish. Attendees may sample all shrimp dishes and vote for their favorite All proceeds will benefit the Outer Banks Center for Dolphin Research ([obxdolphins.org](http://obxdolphins.org)).

### **8th Annual Mann's Harbor Holiday Craft Show Nov 11-12**

Handmade crafts, home decor, vinyl, canned goods, sweets, Manns Harbor Womans Club will be selling breakfast and lunch. 50/50 raffle to benefit the MHVFD and door prizes all day both days. Admission is free!

### **21st Annual Advice 5K Turkey Trot Nov 24**

ADVICE 5K Turkey Trot is as traditional as Pumpkin Pie! This community tradition is for all ages and abilities....a non-sanctioned 5K loop, beginning on Scarborough Lane and finishing up with music, refreshments, and prize giveaways!

### **Grand Illuminations 2016 Elizabethan Gardens Roanoke Island Starting Nov 25**

A spectacular twenty-two night event of holiday lights and sights. Find holiday warmth and charm inside and out with festive food and drink in the "Embellished" Hall, and cozy fire pits on the Great Lawn

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

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We're on the web! [www.scottrealtyobx.com](http://www.scottrealtyobx.com)