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ST. CROIX REAL ESTATE NEWS

APRIL 2021

OFF ROADING ADVENTURE WITH TAN TAN TOURS



Prepare yourself for an extraordinary adventure with Tan Tan Tours on St. Croix! This open-air four-wheel drive Jeep tour takes guests on a thrilling ride as they explore the island's lush rainforest and take in the breathtaking views around the island. With full and half day tour options, guests are rewarded with the rare opportunity to swim in St. Croix's Annaly Bay Tide Pools. These large, naturally formed pools are located on the island's beautiful North Shore and are accessible most notably via a challenging hike. Thankfully, the fun and friendly staff of Tan Tan Tours can take you there in one of their tried-and-true Jeeps! In addition to the Tide Pools, other attractions guests encounter include the rain forest, historical ruins, Cane Bay Beach and Point Udall.

Owner Waze Phillips officially started the business in 2000 but was sitting on the idea for over seven years. "I started doing these off-road Jeep tours with friends back in 1993 and they all enjoyed seeing St. Croix from a different point of view," said Phillips. "You get to see St. Croix from the highest to the lowest points in a way that has never been experienced before." Seven years later, Phillips felt he was ready to make the business official. "I am a praying man and never do anything without extensive prayer. I think seven years of prayer was enough!"

As the travel to St. Croix has increased, Phillips has found the Tide Pool Tour to be the most efficient option for visitors. The half-day and full-day tours are four and eight hours respectively however, the Tide Pool Tour is approximately two hours long. "Guests can experience a bit of our half-day excursion and can safely get to the Annaly Bay Tide Pools with us with ample time left to do other activities during their visit." Pack your sunscreen, hat, water socks (for the tide pools), swimsuit and towel and get ready for a thrilling excursion with Tan Tan Tours. For more information, call 340.473.6446.

This newsletter written by Anquanette Gaspard
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*Message
from
Bry...*



Bry Locher

The popular saying "April showers bring May flowers" can easily be applied to island life here on St. Croix. Occasional morning showers continue to kick off each Crucian day with a burst of freshness that keeps the island flora bright and colorful. With increased vaccine availability happening all across the United States and here in the territory, we are seeing record numbers of visitors to our shores who are getting to experience the magic of St. Croix from our delicious local cuisine and unspoiled waters to our friendly people.

This month, I am excited to share three businesses that highlight the beauty of St. Croix living in their own unique way. Uncover the beauty of the island from a different point of view in a thrilling open-air adventure and see firsthand how the creativity of jewelry and art recently united in a one-of-a-kind collaboration. I'll also share one of Frederiksted's fine dining establishments whose menu offers an eclectic take on Crucian cuisine off the beaten path.

Now is the perfect time to consider purchasing your own slice of paradise! Whether you're looking for a turnkey property or the perfect piece of land to build your dream home, Coldwell Banker St. Croix Realty can help you find exactly what you're looking for. Call us today to set up an in-person or virtual appointment. We look forward to helping you on your path to homeownership in the Caribbean!



Bry

Bry Locher, Managing Broker
Coldwell Banker St. Croix Realty

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

ISLAND LIFE MEETS CHERISHED LOCAL ART

with FantaSea Jewelry

FantaSea Jewelry is the newest addition to St. Croix's jewelry landscape, combining precious metals and gemstones to highlight the beauty of island life. Owner Nicole Gariepy's long-time love for jewelry making led her to acquire FantaSea Jewelry in 2016 after running a jewelry business over a seven-year period. She found herself becoming lost in the business side of things. "I was no longer creating jewelry and that was the complete opposite of why I got into the business" she said. FantaSea Jewelry has allowed her to tap back into what inspired her love of jewelry making in the first place.

All of the pieces are made using genuine stones, precious metals and minerals with each collection telling a story that depicts island life. "With my jewelry, I want to capture the magic and the beauty of living on an island." While St. Croix's physical beauty is an inspiration to her pieces, Gariepy credits the energy, kindness and authenticity of the people as the driving force behind her collections. After much online success selling her jewelry, a brick-and-mortar location was the natural next step in the evolution of FantaSea Jewelry. When the pandemic hit, Gariepy returned to online sales to stay afloat. However, she



knew that having a retail location was great for her business and was committed to maintaining a space on island.

When the opportunity to move into a larger space came along, she jumped at the opportunity because of its strong connection to St. Croix's art community.

Longtime friend Tina Henle of the Henle Art Gallery shared that the Company Street space would be available soon as the gallery was closing after 27 years. That's when Gariepy's idea to collaborate with Henle was born. "The Henle art has always been inspired by St. Croix life and life in the Caribbean as a whole and their art ties in with the premise of FantaSea Jewelry," she said. Now with the new gallery style space, customers can purchase locally made jewelry AND art in one location, which helps support the art community as a whole. "This has been such a meaningful endeavor and with everything happening today, we need people who are bringing beauty into the world now more than ever."

FantaSea Jewelry is open Monday through Saturday from 10 a.m. to 5 p.m. Visit their website at www.fantaseajewelry.com for more information.



DELIGHT YOUR TASTEBUDS

with Island Savory Dining
AT CIBONÉ



A rebirth of Frederiksted has been on the horizon for the last couple of years with the opening of new businesses throughout the former sleepy city. However, one restaurant that opened on New Year's Eve 2016 seems to have envisioned the renaissance of Frederiksted long before anyone else imagined it. Ciboné is the product of the love, time, energy and expertise of owners Greg and Almitra Richards. They always had a passion to own a business in Frederiksted aka Freedom City. "Being originally from Frederiksted, it was always a vision of mine to own a business in the city," said Greg. "I've always liked the industry of fine dining and when I saw the space available one day in April 2016, I knew this was where my restaurant was going to be."

The restaurant offers an upscale comfortable environment off the beaten path featuring farm fresh cuisine and sustainably caught seafood from surrounding waters. Their sweet and sour whole snapper is often a crowd pleaser and usually sells out in record timing each night. Other favorites include mussels, crab cakes and their seafood paella. For those with a taste for something other than seafood, the ribeye and blackened chicken dishes never disappoint served with a choice of two signature

sides. Despite the challenges of the pandemic, Ciboné has been able to remain open and retain each member of their staff. "We've learned to adapt as quickly as we can because the mandates would change from one week to the next, meaning we never know what to expect."

Ciboné is located at 227 King Street in Frederiksted serving lunch and dinner Tuesday through Sunday. Lunch hours are from 12 noon to 3pm and is currently takeout only while dinner is 6pm to 10pm. On Sundays, the brunch menu is available from 11am to 3pm with popular dishes including seafood kallaloo, deep fried French toast and chicken & waffles. The specialty brunch dish known as "The Hash Bowl" comes with your choice of salmon, chicken or locally caught lobster and pairs beautifully with their bottomless mimosas. Choose from a variety of fresh local juices like watermelon, passion fruit and guava to add a touch of Caribbean flair to your glass of champagne. For more information, visit their Facebook page (<https://www.facebook.com/profile.php?id=100063559454397>) or call 340.719.2663 for reservations.

THIS MONTH'S FEATURED PROPERTIES



REM 3 & 3-A BETSY'S JEWEL | MLS 19-1260 | \$1,950,000

This enchantingly beautiful Mediterranean style landmark villa has been totally updated. It sits on a little knolltop in the lush and tropical North Shore, near the white sandy beach of Cane Bay and the championship Robert Trent Jones-designed golf course. The substantial 3BD, 3BA main house has a day room, a formal dining area complimented by a gourmet kitchen, and a L-shaped gracious living room with a working Danish brick fireplace, a wraparound gallery, and a large 20 x 40 pool with views of the mesmerizing Caribbean Sea. Private, and with its own gated entrance, is the 2BD, 1BA guest cottage that has a full kitchen and a spacious deck.

Listing courtesy of Lorine Williams & Amy Land-de Wilde

57 MT WELCOME | MLS 21-522 | \$235,000

This charming Christiansted townhouse is not to be missed! Amazing Mahogany Welcome location, great breezes and LOW annual HOA will make this the perfect home or investment property. This end unit has plenty of space to garden and offers three separate patios. You can even see the ocean from the upstairs patio! This 3BD, 2BA home has plenty of storage space and new ceiling fans throughout, great bones and survived Hurricane Maria without a scratch. Just a short distance to town, restaurants, shopping and several beaches.

Listing courtesy of Brooke Cook



77 LONG REEF | MLS 20-2057 | \$92,000

Updated walk-in first floor efficiency condo with a palm tree lined patio and peak-a-boo views of town and the clear blue sea. Tastefully decorated, fully furnished and split AC makes this unit perfect to move into or rent out immediately. Expanded shelving in kitchen doubles the useable space of most units. Gated complex is conveniently located just west of Christiansted and includes a large pool, lush landscaping and onsite laundry.

Listing courtesy of Bry Locher

85 SOUTHGATE FARM | MLS 21-480 | \$66,000

Great homesite lot in the quiet East End location of Southgate Hills. Facing east, taking advantage of the prevailing breeze, this large 3/4 acre lot with a very gentle slope, has a view of Buck Island beach and the sugar mill in Green Cay. The neighborhood has quality homes and paved roads. It is only minutes to Christiansted's shopping and restaurants. Several beaches and the Green Cay Marina are all very close. You will want to build your island home here!

Listing courtesy of Isabel Brady



6 COMPANY ST | MLS 18-1119 | \$1,999,000

Excellent opportunity to own this historic property in downtown Christiansted! Apothecary Hall, located on almost half an acre, is currently rented to multiple businesses, including two popular restaurants, art gallery, and attorney's office. The buildings' historic details add elegance and charm to each space. Built around a large patio with a huge mahogany tree, and conveniently located in the heart of Christiansted's business district.

Listing courtesy of Julie Rasmussen & Chris Powers

ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON: 3/31/19-3/31/20 VERSUS 3/31/20-3/31/21

	2019-2020 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2020-2021 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	174	241	\$306,000	181	279	\$400,000
Condo Sales	113	175	\$210,000	101	209	\$235,000
Land under \$39,999	65	358	\$27,500	82	393	\$28,500
Land over \$40,000	70	408	\$72,125	86	306	\$64,000
Commercial	10	565	\$325,000	11	381	\$425,000

Information from the St. Croix Multiple Listing Service * The average sales price and the average days on market could be skewed greatly by only one sale or because of the small number of annual sales.

The Good News...
HOMES SOLD FOR 31% MORE
Through March, compared to the same period last year.