



COLDWELL BANKER  
ST. CROIX REALTY

ColdwellBankerVI.com  
Info@ColdwellBankerVI.com  
StCroixForRent.com  
340-778-7000  
5030 Anchor Way Suite 12  
Christiansted, VI 00820



COLDWELL BANKER  
ST. CROIX REALTY

# ST. CROIX REAL ESTATE NEWS

AUGUST 2021

*The Island's Newest Attraction*

## ST. CROIX EAST END MARINE PARK VISITOR CENTER

Photo Courtesy of Wilderness Graphics

**D**ive in and learn all about St. Croix's marine natural resources and habitats at the island's newest attraction, the St. Croix East End Marine Park Visitor Center. Located along South Shore Road on the island's East End, this new facility offers interactive learning experiences for visitors of all ages. When visitors enter its doors, touch screen LCD displays, games, vibrant educational plaques and an 'underwater' walkthrough come together to create a fun, cool way to learn about St. Croix's marine natural resources and habitats.

The St. Croix East End Marine Park (STXEEMP) is the first territorial marine park established to protect the natural and cultural resources of the east end of St. Croix. Opened in 2003, the park is managed by the VI Department of Planning and Natural Resources (DPNR) Coastal Zone Management Division. It includes 60 square miles of water, approximately 17 miles of scenic shoreline and the longest fringing reef in the US Virgin Islands. After years of planning and hard work, STXEEMP opened the doors to its interactive and educational Visitor Center in April 2020.

In the welcome area of the center, you will find information on STXEEMP as well as the organizations involved in protecting it plus you get a multidimensional view of the park's shoreline and the creatures that call it home. Next, the touchscreen exhibit on sustainable fishing highlights responsible fishing practices to avoid overfishing. From there, head over to "Castaway Corner" and grab a magnetic fishing pole to "catch" different kinds of fish and crustaceans. Other learning experiences include a simulated reef and the highlight of the center, the underwater walkthrough. Feel what it is like to walk under the sea while taking in the various short movies about underwater fish and sea life. For those interested in a dive experience, call the center ahead of your visit to schedule the use of virtual reality goggles needed for the activity.

Due to COVID-19 restrictions, the visitor center allows no more than 10 people at a time and masks are required for entry. The center is open Thursdays, Fridays and the first Saturday of each month from 9:30am to 4pm. For more information, call 340.718.3367 or email Kelcie Troutman, STXEEMP Environmental Outreach Coordinator at [Kelcie.Troutman@vi.gov](mailto:Kelcie.Troutman@vi.gov).

*This newsletter written by Anquanette Gaspard  
[agaspard@cruzanfoodie.com](mailto:agaspard@cruzanfoodie.com)*

## Message from Bry...



*Bry Locher*

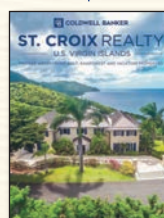
**W**arm Greetings from St. Croix! We are more than halfway through 2021 and it is amazing to see how quickly the time has been flying by. While the summer season is slowly winding down, we are still lucky to have so many visitors coming to the island where the beauty is unmatched and the warm, friendly people feel more like family than strangers.

This month's newsletter features a few cherished local gems including a popular eatery with a loyal customer base and an overlooked attraction that highlights the natural beauty and history of the Virgin Islands. You will also learn more about St. Croix's first territorial marine park and its new interactive visitor center that focuses on the island's marine natural resources and its habitats.

Do you plan on visiting us soon? If so, our Coldwell Banker St. Croix Realty team is on hand to help you find the perfect home! Owning a slice of paradise is the ultimate dream for many; let us help you turn that dream to reality. There is no shortage of great properties to choose from. Take your pick of single and multi-family homes, condos, commercial buildings and land. Give us a call today; we'd love to hear from you.

*Bry*

Bry Locher, Managing Broker  
Coldwell Banker St. Croix Realty



EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED



# HISTORY & BEAUTY at George Village Botanical Garden

**T**ucked away in the lush grounds of Estate St. George in Frederiksted is a hidden attraction that many visitors to St. Croix miss out on. St. George Village Botanical Gardens (SGVBG) is a former 19th-century sugar cane plantation that spans 16 acres among building and ruins. Established in 1972, the garden's botanical collection has over 1,000 native and exotic species and varieties, including a medicinal herb garden, an orchid house, a rainforest trail, a fruit orchard, a cactus garden, a fern garden, a seashell museum and so much more.

A non-profit organization, SGVBG is dedicated to conservation and preservation of both the historical and living collections on its grounds. Their overall mission is to conserve the native plant species of St. Croix and the threatened

species of other Caribbean islands suited to local environmental conditions.

Guests can take a self-guided tour of the grounds, which also overlaps an Amerindian settlement which dates back to 100 A.D. Stroll along shaded pathways and take in the mesmerizing sights of the grounds that include large kapok, mahogany and turpentine trees, tropical fruit trees, a myriad of colorful flowers and lush ferns. The restored buildings and preserved ruins on the grounds transport you back in time to the 18<sup>th</sup> and 19<sup>th</sup> century. Explore the sugar and rum factory ruins, the overseer's house, the blacksmith shop and the worker's family quarters. Each of these spaces have been reimagined to highlight various parts of the garden. For example, the Manager's House is home to their Herbarium collection

of over 5,000 dried and pressed plant specimens. These represent approximately 80% of the plant species known to be growing in the U.S. Virgin Islands and are critical for research and historical purposes. The property is listed in the National Registry of Historic Sites twice – for the Amerindian archaeological site and the Danish colonial sugarcane plantation village.

St. George Village Botanical Gardens is located at 127 Estate St. George in Frederiksted and open seven days a week from 9am to 3pm. Entry is \$8 per adults ages 13-59, \$1 for children under the age of 12 and \$6 for seniors (60+) and USVI residents (photo ID required for proof). For more information, visit their website at <https://sgvbg.org>.

# ROOTED IN HISTORY & TRADITION

## *Authentic Local Eats*

# AT MARTHA'S DELI



*Photo by Anquanette Gaspard*

**S**tart your morning off on the right foot with mouth-watering West Indian fare from one of St. Croix's most cherished locales. Martha's Deli is that hidden gem that local people and those in the know only tell you about if they believe you'll appreciate it. For almost 40 years, this well-known eatery has been serving up some of the best dishes on island ranging from hearty soups and savory rotis to the traditional Crucian breakfast complete with saltfish, smoked herring, cucumber salad, spinach chop-up, Johnny cakes and more.

Like many local restaurants on island, Martha's Deli is grab-and-go style where you place your order over the phone (highly recommended) or in person at the counter. This family run business has operated in this manner since

1983 when Martha and her husband started the business at its original location in Estate Richmond near downtown Christiansted. Originally from Dominica, Martha took her love for cooking and strived to always "keep it simple." This tried-and-true method is what has allowed Martha's Deli to build a loyal customer base that returns time and time again.

While most people know exactly what they want at Martha's, the warm and friendly staff is always willing to explain the menu items to help customers make the most delicious decision. Some of their best-selling items include the following: various soups such as chicken, fish, lentil and conch (when in season), chicken roti, turkey/ham/cheese sandwiches and their infamous Martha's Big Breakfast. The Big Breakfast

includes saltfish and/or smoked herring, cucumber salad, spinach chop-up, two (2) Johnny cakes, a banana fritter and a boiled egg. This traditional Crucian/Creole breakfast is a staple on the island that is often enjoyed on the weekends or for special occasions. Thankfully, Martha's offers it year-round to be enjoyed any time the mood strikes.

Martha's Deli is located at 298 Peter's Rest, Suite #1 in the Watapana Mall shopping center across from Plaza Extra East Supermarket. It's tucked away in the southeast corner of the bright pink shopping center. Open Tuesday through Saturdays from 7:30am to 12 noon, it is highly recommended to call ahead to place your order. Their telephone number is 340.773.6054.

# THIS MONTH'S FEATURED PROPERTIES

L  
U  
X  
U  
R  
Y



## 8A, 9D, 9C RATTAN | MLS 21-892 | \$2,600,000

The Rattan Inn, located on a former rum and sugar plantation with origins dating back to 1754, encompasses just over 5.5 acres of lush greenery and historic ruins. The knoll top location affords expansive views of the South Shore and is an ideal candidate for further expansion. Includes a 3BD, 2.5BA "main house," a "master suite" overlooking the gallery pool, a "pool house" studio, the 2BD, 3BA "pink house," the 1BD, 1BA "green house" and "Bob's House," a 1BD, 1BA unit. Seller has had a Class C Small Hotel or Guesthouse License each year for 25 years.

*Listing courtesy of David Fedeles*

## 17-B SALLY'S FANCY | MLS 21-778 | \$489,000

**This can be your sanctuary.....** Your lush, tropical oasis, quiet and relaxing. 3BD with office or 4BD, and 3BA. Delight in all the fun tropical colors, relax on the eastern gallery to catch the morning sun and breeze or enjoy your morning coffee around the pool with morning shade. Reap the rewards of the mature bearing fruit trees on the property which include Mango, Genip, Coconut, Carambola, Lime, Guava and Plum (local plum). The home is totally solar, NO electric (WAPA) bills, no outages! Completely fenced, very private location but yet so convenient. Just minutes to the beach and popular restaurants.

*Listing courtesy of Lorine Williams*



R  
E  
S  
I  
D  
E  
N  
T  
I  
A  
L

## 1A MAISON DEPOINCY | MLS 21-1102 | \$428,000

Beautiful condo with large rooms and tasteful renovations including a fabulous master bath. This walk-in unit is elevated in the rear for amazing breezes and overlooks the other units and the lush tropical grounds in this quiet, almost hidden complex which offers 2 pools. Updated tile throughout. New refrigerator and dish washer. Private patio with space for a grill adjoins the public pool patio. Two parking spaces, 1 under carport. Convenient location with great green space near shopping and business districts of Christiansted and Sunny Isle.

*Listing courtesy of Diane Burns*



C  
O  
N  
D  
O

## 13 MON BIJOU

MLS 21-1108 | \$199,900

Flat, 5.88-acre corner lot on highly traveled road. Land was previously used for agriculture. Plot is part of the 50 acres sold under 20-29 that could be sold separately.

*Listing courtesy of Bry Locher*



L  
A  
N  
D

## JOLLY ROGER TEES | MLS 21-1066 | \$225,000

Established, respected and successful- A Line Printing, LLC dba Jolly Roger Tees can be yours! This custom T-Shirt and printing business is conveniently located at 5 Corners along Northside Road. Jolly Roger Tees offers heat transfers, heat transfer vinyl and sublimation for both apparel and other items. Let your creative side shine! Jolly Roger Tees has been a part of the St. Croix community for more than 30 years and has an impressive list of loyal customers, many large and prominent businesses on the island. The sale includes the current lease, licenses, and inventory (including over 46,000 graphic files).

*Listing courtesy of Brooke Cook*



C  
O  
M  
M  
E  
R  
C  
I  
A  
L

## ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON: 7/31/19-7/31/20 VERSUS 7/31/20-7/31/21

|                     | 2019-2020 SOLD | AVERAGE DAYS ON MARKET | MEDIAN SOLD PRICE | 2020-2021 SOLD | AVERAGE DAYS ON MARKET | MEDIAN SOLD PRICE |
|---------------------|----------------|------------------------|-------------------|----------------|------------------------|-------------------|
| Home Sales          | 159            | 242                    | \$350,000         | 214 ↑          | 290                    | \$450,000 ↑       |
| Condo Sales         | 85             | 168                    | \$225,000         | 129 ↑          | 214                    | \$238,500 ↑       |
| Land under \$39,999 | 65             | 395                    | \$28,900          | 74 ↑           | 385                    | \$29,000 ↑        |
| Land over \$40,000  | 55             | 378                    | \$70,000          | 126 ↑          | 368                    | \$65,000          |
| Commercial          | 9              | 545                    | \$300,000         | 17 ↑           | 414                    | \$380,000 ↑       |

The Good News...  
**HOMES SOLD FOR 29% MORE**

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.

Through July, compared to the same period last year.