FROM THE DESK OF

Bry Locher

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ST. CROIX REAL ESTATE NEWS

GREETINGS FROM SUNNY ST. CROIX!

We are more than halfway through 2024, and it feels like summer just begun. There's no denying that the year is moving by rather quickly; however, being on St. Croix tends to make time seemingly stand still. August on St. Croix means back to school for most children and settling into new routines as we adapt to our schedules after an incredible summer. We've been seeing more rain showers than usual for this time of year; the vibrant blooms of our flamboyant trees are happy for the extra rain. At every turn, you're sure to see the multicolored hues of these trees in red, orange and yellow brighten up the island's landscape. We continue to keep a close eye on any developments in the tropics as the height of the 2024 Atlantic Hurricane Season draws near.

This month's newsletter will highlight a few ways to add some adventure to your day and get your body moving in new ways plus I am sharing with you the return of one of the island's most popular excursions.

Are you visiting St. Croix soon? Don't be surprised that while you're here, you will start picturing yourself living on this island gem either part-time or full-time. We welcome the opportunity to share a few properties with you to get you on the path to homeownership in the Caribbean. Give us a call; we'd love to hear from you.

CHEERS TO THE RETURN OF

Cruzan Rum Distillery Tours

After four long years, Cruzan Rum Distillery Tours have reopened to the public! This must-do excursion on St. Croix has been a favorite of residents and visitors for decades. Guests embark on a 30-minute walking tour of the distillery where they receive an intimate, first-hand look at the Cruzan Rum making process. Since 1760, Cruzan Rum has been an essential part of the Virgin Islands. Fresh Crucian water and high-quality sugarcane molasses combine to create the one of the smoothest rums on the market.

When tours were suspended in 2020 due to the global pandemic, Cruzan Rum decided to make use of the downtime to renovate their Visitor Center and relaunch their Visitor Experience Program, making it bigger and better than ever. One of those changes includes a new reservation system for booking their distillery tours. Now, guests can go online and reserve their tours in advance. Reservations may be cancelled with a refund up to 72 hours in advance, less a 10% service fee. Bookings can also be rescheduled in the event plans change.

On the walking tour, guests get an overview of how the rum is made, learn about the history and culture of St. Croix and the influence Cruzan Rum has had on the island. At the conclusion of the tour, head to the Cruzan Rum Sampling Bar to choose 2 mixed drinks from the drink menu and up to 4 samples of any Cruzan Rum product. Get a taste of flavored rums like mango, guava, passion fruit, pineapple & coconut or try one of their sipping rums like the Estate Diamond (named after the estate the distillery sits on) or the Cruzan Single Barrel Rum. Minors aged 17 & under get a choice of 2 soft drinks and juices available in lieu of cocktails.

While sipping and tasting, guests can browse the shelves and racks in the Cruzan Rum gift shop which features a wide range of merchandise including like rum bottles, drinking glasses and branded clothing like hats, bags, t-shirts, jewelry, postcards and much more. For those traveling back to the mainland, don't forget St. Croix's generous duty-free allowance that allows adults 21 and older to take up to 6 bottles of rum to enjoy back home! The helpful Cruzan Rum staff will carefully bubble wrap and box the rum for airline travel for a nominal fee.

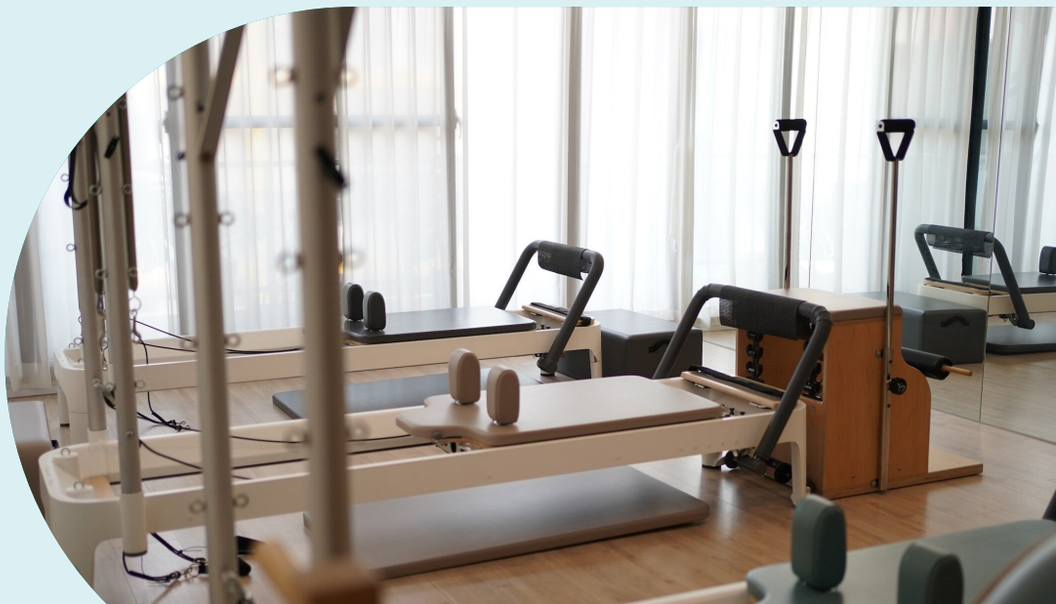
The Cruzan Rum Distillery is open Monday through Friday with tours offered starting at 11:30am through 2pm; advanced booking required. To learn about Cruzan Rum and their distillery tours, visit their website at

www.cruzanrum.com/tours-and-experiences

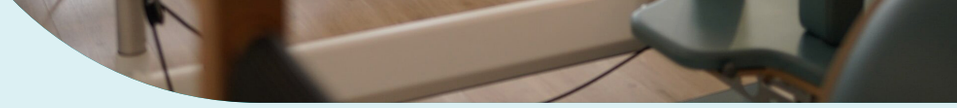
FIND YOUR FLOW AT

Paradise Pilates

Located in the heart of downtown Christiansted is a serene escape where fitness meets paradise. Paradise Pilates is an intimate fitness studio that offers a variety of services to meet your needs, from mat and reformer classes to TRX train-



ing sessions.



Owner and instructor Marina Falcone opened Paradise Pilates after becoming a full-time resident of St. Croix. A recurring visitor to the island since 2016, Falcone's extensive fitness background got its start from her early days of competitive swimming. Her career took off in high school, setting several records in the sport. Falcone has spent the last twelve years in the fitness industry as a personal trainer and group exercise instructor. She became a certified mat and reformer Pilates instructor through Balanced Body Pilates and is also a certified personal trainer, swim coach and TRX instructor. Her transition from Olympic style weightlifting to practicing Pilates was rooted in her desire to prevent injuries while maintaining strength and flexibility for competitions as Falone continues to train and compete today.

Paradise Pilates state-of-the-art studio is equipped with four (4) top-of-the-line Pilates reformers where clients are guided by certified instructors to master the art of controlled movements. For those who prefer a more grounded approach, the 50-minute Mat Pilates class uses the Joseph Pilates method of exercise to improve core strength and muscular endurance, stability, posture, flexibility and body awareness. This class targets the inner unit of the body to build strength and tone the core from within. Alternatively, the Reformer Pilates session combines traditional mat Pilates principles and movements with the resistance of springs on the reformer to improve core strength, flexibility, posture, balance and alignment. These sessions can incorporate the use of the reformer and other Pilates equipment like the EXO chair and/or jump board to add variety. TRX sessions, also known as Total Resistance Exercise, uses a single strap hung in half with loops for hands or feet on either end. This session leverages gravity and your bodyweight to perform hundreds of exercises. Marina's extensive background in TRX training makes this a perfect complement to any Pilates session.

Paradise Pilates is located at 1 Queen Cross Street on the 3rd floor near Hot Heads Boutique near the corner of Queen Cross and Strand Streets. To learn about their classes, packages and reserve your spot in a class, visit their website at www.paradisepilatesvi.com. There are only 4 spots for each class; advanced booking is strongly recommended.

PEDAL IN PARADISE WITH

Choose from one of four bike tours available for riders of various skill levels. WEST IS BEST! is the easy bike & information tour that explores the scenic and historic west end of St. Croix. Available on mountain and electric bikes, guests helmet included. The Rainforest Adventure E- Bike Tour is for experienced riders only and adventurers must dig deep for this one! Covering a total of 17-miles, the tour begins in historic Frederiksted town, rides along the beaches and then advances into the rainforest to take in some of St. Croix's grandest views. A quick stop to see the beer drinking pigs is always a highlight of this tour; be sure to have cash on hand to cover your entry fee to witness these marvelous creatures.

Island Life Adventures also offers daily, weekly and custom rentals for their mountain, road and hybrid bikes. With several options in various sizes, mountain bikes feature a tubeless set up and are either full suspension or hardtail Giant or Trek bikes. Limited sizes of road bikes offered are from the Giant Defy series. The hybrid bike rental is perfect for exploring St. Croix. These bikes come in several sizes featuring Giant and Trek models with multiple gears and hand brakes in an upright riding position. All rentals include helmet and bike

Island Life Adventures

Explore the thrilling nature trails of St. Croix with Island Life Adventures! Join the thousands of visitors and residents that have been on the receiving end of the company's bike tour experiences and full bike services on St. Croix since 2008. Leveraging their extensive trail, natural and cultural resource knowledge, Island Life Adventures is committed to providing active and meaningful island experiences that will stay with each guest.

on this tour will cover 12-miles and 10 stops on this flat & easy bike ride. See, learn and experience St. Croix's history, nature preserves, secluded beaches, sugar plantation ruins and wildlife as you traverse the roads in Frederiksted. For more advanced riders, book the Epic STX Mountain Bike Tour. Guests will explore the wild northwest hills on this highly customizable and flexible excursion that covers anywhere between 15 to 30 miles over the course of 2 to 5 hours! Diligently climb 1500 to 3500 feet on double and single track with grand vistas on a Hardtail Mountain Bike with lock complete with a water bottle cage.

To learn more about Island Life Adventures, visit their website at www.island-life-adventures.com or give them a call at 340-643-7433.

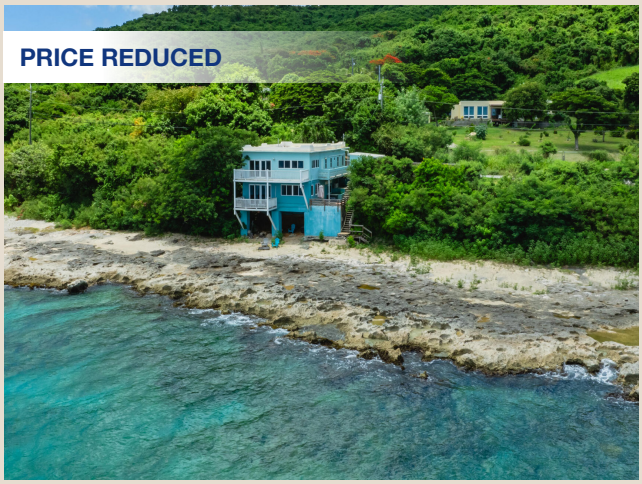
THIS MONTH'S
FEATURED PROPERTIES

5B, 5C, 5D Monpellier • $2,400,000 • MLS 24-268

LUXURY

Tropical oasis nestled adjacent to the Salt River National Historical Park and Ecological Preserve! This spacious 4-bedroom, 3.5-bathroom main house, along with a separate 1-bedroom, 1-bathroom apartment, offers ample space for guests or rental income potential. Situated on 4.37 acres of lush tropical landscape, this home is an entertainer's dream.

Listing courtesy of Bry Locher



2A 3AA Northside NA • $650,000 • MLS 24-1271

RESIDENTIAL

Incredible price drop. Come see your future home on the waterfront before it is gone. Seller needs a cash offer and a quick close so that he can move on with something else. Imagine watching the sunset from this special home, or playing in your very own tide-pool.

Listing courtesy of Kim & Art Compton

144 St. John QU • $230,000 • MLS 24-1276

CONDOMINIUM

Caribbean escape you've been dreaming of! This spacious 1 bedroom 1 bathroom condo is a peaceful spot to visit in the winters or call it home year-round! Great breezes, Buck Island views and a fully furnished space greets you as you enter the condo. AC throughout, stackable washer/dryer along with a new refrigerator are some wonderful extras! The condo was also recently painted throughout!

Listing courtesy of Brooke Cook

49 Salt River NB • $78,000 • MLS 24-1166

VACANT LAND

This over half an acre lot with dual access is located up in Salt River with incredible views that stretch past Columbus Landing out towards The Caribbean Sea. The location is ideal, set across from gorgeous beaches, The Salt River Marina and just minutes from a feeder road that leads to all areas of the island.

Listing courtesy of Amy Land-de Wilde & Kali Diaz

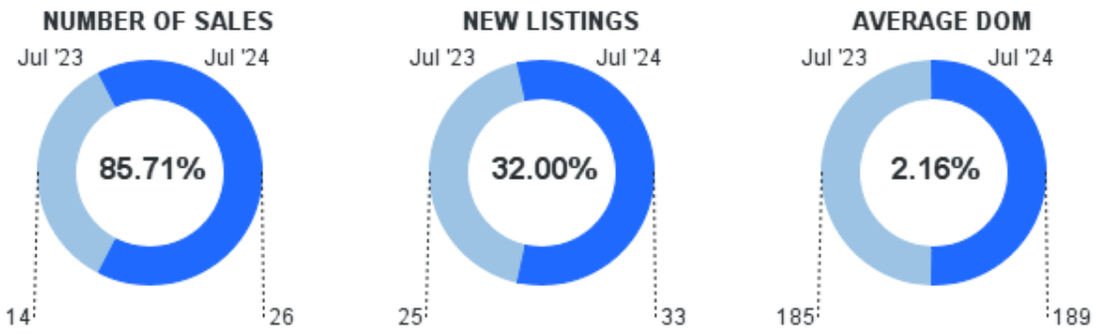
351 Mt. Pleasant PR • $350,000 • MLS 23-713

COMMERCIAL

This property has been cleared , mowed, and is all fenced in except for a small area intended for the drive way. The property goes all the way down to Centerline, has a small building in the back and has many uses with a B-2 zoning. There is also a back road that connects with the property and a gate access as well. The Trailor comes with the property. The lot has access to public sewer and public water.

Listing courtesy of Debby Rabb

RESIDENTIAL & CONDO



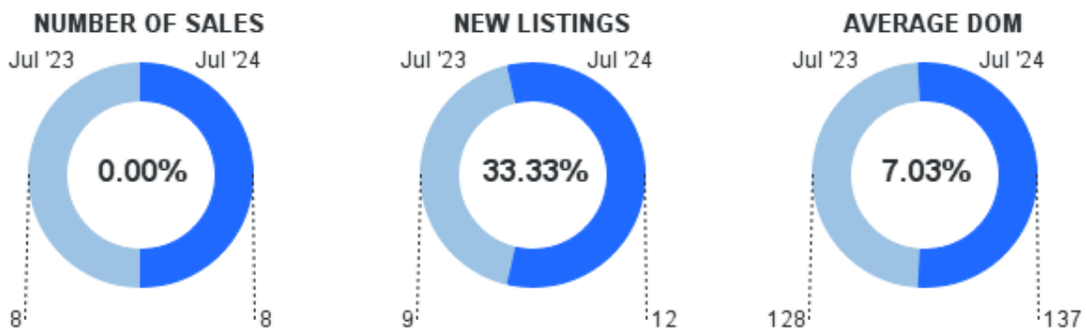
41.88% ▲ Median Sales Price

56.75% ▲ Average Sales Price

34.61% ▲ Median List Price

53.32% ▲ Average List Price

CONDOMINIUMS



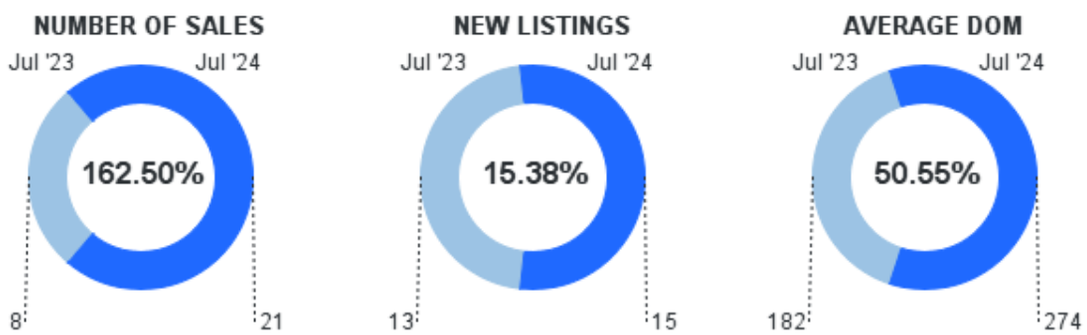
3.24% ▲ Median Sales Price

-7.93% ▼ Average Sales Price

5.76% ▲ Median List Price

-6.17% ▼ Average List Price

VACANT LAND



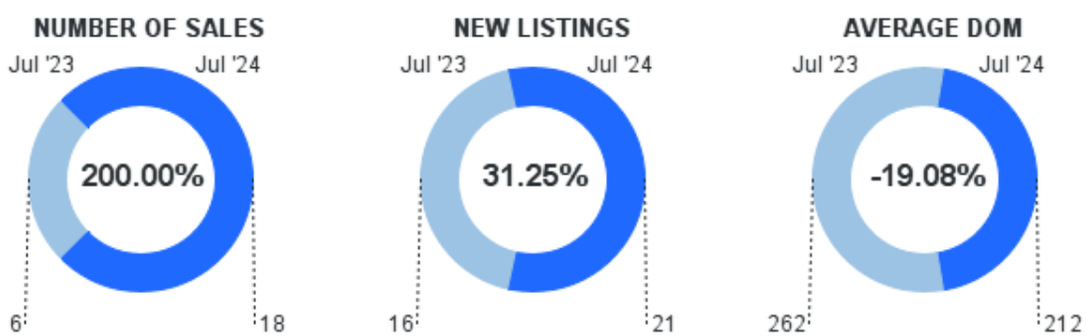
-71.76% ▼ Median Sales Price

-48.76% ▼ Average Sales Price

-69.36% ▼ Median List Price

-47.55% ▼ Average List Price

RESIDENTIAL



72.05% ▲ Median Sales Price

45.32% ▲ Average Sales Price

49.40% ▲ Median List Price

38.65% ▲ Average List Price

Comparison to the same period last year. Information from various sources, such as county records and the Multiple Listing Service, and it may include approximations. Although all the information is believed to be accurate, it is not guaranteed, and you should not rely on it without personal verification.

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