



**COLDWELL BANKER**  
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# ST. CROIX REAL ESTATE NEWS

**AUGUST 2020**

**W**hile sun, sand and sea are the perfect combination for an enjoyable time on the big island, sometimes you need a nice, quiet spot to get a bit of work done. Enter St. Croix's first coworking space, Rise Caribbean. As the

**RISE  
CARIBBEAN**

island's first coworking, event, and meeting space, visitors and residents can find flexible, turnkey office spaces with everything you need to have a productive work day without the hassle. Daily and weekly rates are available for their office spaces and meeting rooms that can easily accommodate trainings and off-site meetings. In addition to its comfortable settings that allows customers to socially distance responsibly, Rise Caribbean also features an eclectic art gallery and eatery. Choose any of the delicious items from Rise Café's full menu complete with salads, fresh smoothies and fruit juices, wraps, and daily mouthwatering lunch specials using locally sourced ingredients. Rise Gallery highlights the works of local artists turning everyday objects into works of art. Beautiful hand-crafted wire and fabric art by Waldemar Broadhurst are currently on display for your viewing pleasure.

Open six days a week, Rise Caribbean is conveniently located on the waterfront in historic downtown Frederiksted. Their hours of operation are Tuesday through Friday from 8am to 6pm, Saturday from 9am to 5pm and Sunday from 10am to 2pm. Rise Café serves breakfast until 10:30am during the week and all day on the weekend. Get your fill of food and fine art in this well outfitted co-working space on St. Croix's west end.

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

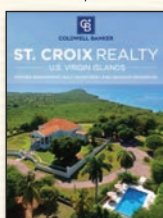


*Bry Locher*

**H**ello there! Can you believe we're more than halfway through 2020? I don't know about you but time seems to be flying by and before you know it, we'll be saying Happy New Year! Although the year is moving by rather quickly, I can't help but notice the way being on St. Croix tends to make time seemingly stand still. This allows us to enjoy the scorching hot days of summer coupled with the cool waters at the beach, taking in each day one at a time.

Late July brought on Tropical Storm Isaias, which passed to the south of St. Croix bringing about heavy rainfall with little impact to the territory's tourism infrastructure. This means flights have resumed and we're back to business welcoming visitors to our beautiful island. In the meantime, we are remaining prepared for the hurricane season by stocking up on hurricane supplies, nonperishable foods, and water.

Quite a few new businesses have opened on island despite the challenges of the pandemic. I look forward to sharing them with you over the next months starting with this month's newsletter. If you're visiting us anytime soon, please stop by and visit them if you can. Much like us here at Coldwell Banker Real Estate, our local businesses love welcoming friendly new faces to St. Croix. While you're here, you will likely start picturing yourself living on St. Croix either part-time or full-time. We'd love 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.



*Bry*

Bry Locher, Managing Broker  
Coldwell Banker St. Croix Realty

**EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED**





# GECKO'S ISLAND ADVENTURES

There's more than one way to experience the lush, green scenery of St. Croix, but there's none quite like an outing with Gecko's Island Adventures. Get a thrilling, adrenaline rush on one of their tours as you explore the ins and outs of St. Croix's beautiful rainforest. Cruise along the west end coastline as you prepare to visit historic ruins dating back to the early 1800s. Stop at an overlook that offers breathtaking sights of the island's north shore, then head to the top of Mount Stewart for panoramic views as far as the eye can see. With 14 miles of tropical terrain to cover in 90-minutes, the Original Gecko's Tour is the perfect way to kick off your visit on St. Croix.

Although the business started back in 2009, current owners Shawn and Cynthia George took the reins of the business in 2017 - a year that can easily be described as a challenging time for St. Croix and much of the Caribbean. "While we were in the process of selling our home in Tennessee and packing up to move to St. Croix, hurricanes Irma and Maria ravaged the island," said Cynthia. "For a while, we weren't sure what the future would look like for us and the business." Through a lot of uncertainty and tears, they were able to push through and live that dream they had envisioned for themselves.

Gecko's Island Adventures offers tours Tuesday through Saturday starting at 10am. Reservations are required to book. If you're wanting to add a bit more adventure to your day, Gecko's has partnered with other area businesses to allow the add-on of a jet-ski rental, scuba diving or snorkeling on an underwater scooter. Book an ATV tour with Gecko's Island Adventures and let the fun begin!





# MELÉE MOBILE BAR & BITES



Photo by Meredith Zimmerman

**F**unky food truck meets fine dining at St. Croix's hottest thing on wheels. Melée Mobile Bar & Bites is the first of its kind here on St. Croix operating as a mobile bar and micro kitchen. Customers are treated to delicious, hearty eats like slow cooked tamarind pulled pork on homemade bread, low country style shrimp & grits, fresh soups and salads made with locally sourced ingredients, and handcrafted cocktails with a kick. When owners Zak and Mary Orr started Melée, the goal was to operate as a mobile bar rental service for parties, weddings, and events. However, the chaos of COVID-19 brought about a change in their business plan when their booked event gatherings were cancelled. They pivoted from an event and party-based business to a food truck. Each week, Mary & Zak turn to their ready to harvest garden

to create a scrumptious menu featuring healthy take home dinner options including homemade soups, fresh baked breads, local salads, and more.

The most noteworthy thing about Melée is the actual "food truck." What was originally a crumbling old rusty horse trailer has been converted into a vintage pull trailer that boasts white and Caribbean blue metal and honey pine shiplap siding, a stunning mahogany countertop and rose gold tile backsplash.

The newest addition to their menu is their cocktails to share. Customers can choose a drink from Melée's cocktail menu and get it drink batched to go complete with garnish and cups. They figured what better way to responsibly social distance than sipping on one of their refreshing cocktails at home or at the beach!

Melée Mobile Bar & Bites is open Wednesday and Saturday and sets up on the west end of the Christiansted Bypass. Occasionally, they make their down west to Frederiksted on Sundays with a setup by the beach offering frozen cocktails, snacks and lite bites. Give your taste buds the gift of deliciousness with a visit to Melée Mobile Bar & Bites. *\*Please note Melée will be on vacation from August 13<sup>th</sup> through mid-October.*



RESIDENTIAL

LUXURY

CONDO

COMMERCIAL

# THIS MONTH'S FEATURED PROPERTIES



## 9 BOETZBERG | MLS 20-984 | \$1,575,000

A dream house! This custom built 3BD, 3BA main home is located in the sought after neighborhood of Estate Boetzberg. It is located on 1.41 acres overlooking the Caribbean Sea. The open floor plan is great for entertaining and the outdoor space is expansive with outdoor covered dining around the pool. The property also boasts a 1300 square foot cottage with 2 bedrooms, full kitchen and laundry. Beautiful maintained grounds and gated driveway. Also has a newly built generator inside the 2-car garage. All new windows and doors as well as new central AC.

*Listing courtesy of Kelly Odom*

## 91 SOUTHGATE FARM | MLS 20-998 | \$470,000

Spacious three bedroom home with large, flat yard minutes from Christiansted, Green Cay Marina, restaurants and beaches. The six hundred square foot screened room is perfect for entertaining! Open living room, dining room, and kitchen with vaulted ceilings. Solar hot water heater for reduced energy costs.

*Listing courtesy of Bry Locher*



## 115 QUEENS RIDGE | MLS 20-1331 | \$134,900

This spacious 1BD, 1BA condo is centrally located near Sunny Isle Shopping Center, JFL Hospital and the movie theater. The condo is on the lower level and has a small outdoor covered area. The open concept living kitchen area is spacious and features an updated kitchen with stainless steel appliances. The bedroom and bathroom are updated with nice furniture. Low monthly condo fees!

*Listing courtesy of Sanni Craft*

## 121 SOUTH GRAPETREE | MLS 20-1193 | \$75,000

Lovely home-site in quiet South Grapetree where you are a short walk to a number of fine beaches. Beautiful, breezy sea views of Grapetree Bay all the way to Grassy Point. Active homeowners association maintains the paved roads. Enjoy no telephone poles because power is underground. Best yet... pristine Jacks and Issac's Bays owned by The Nature Conservancy is just down the street. Seller has some house ideas for the lot.

*Listing courtesy of Isabel Brady*



## THE FRED | MLS 20-1232 | \$6,800,000

THE FRED Boutique Eco-Friendly Beachfront Caribbean Resort-The first new hotel in the USVI in over 30 years. Turnkey operation with restaurant, bars and spa including 11 newly constructed rooms complimenting the historic renovation-23 guest rooms total. This luxury property combines West Indian charm with progressive state-of-the-art infrastructure. Microturbine generators, mosquito misting system, automated pool and water quality control, integrated sound system, professionally landscaped with built in irrigation. This award winning resort features open, west facing lounge, spa, restaurant, bar, infinity pool, hot tub, spectacular sky deck with 2nd bar and lounge pool, gift shop, all fully furnished, 140 ft beachfront

boardwalk and 230 ft beach including EDC tax benefits, CZM 80' dock permit.

*Listing courtesy of Diane Burns*

## ST. CROIX REAL ESTATE MARKET WATCH

### CLOSED SALES COMPARISON: 7/31/18-7/31/19 VERSUS 7/31/19-7/31/20

|                     | 2018-2019<br>SOLD | AVERAGE DAYS<br>ON MARKET | MEDIAN<br>SOLD PRICE | 2019-2020<br>SOLD | AVERAGE DAYS<br>ON MARKET | MEDIAN<br>SOLD PRICE |
|---------------------|-------------------|---------------------------|----------------------|-------------------|---------------------------|----------------------|
| Home Sales          | 231               | 271                       | \$277,000            | 157               | 243                       | \$350,000            |
| Condo Sales         | 141               | 202                       | \$185,000            | 85                | 168                       | \$225,000            |
| Land under \$39,999 | 75                | 306                       | \$27,250             | 62                | 399                       | \$28,450             |
| Land over \$40,000  | 75                | 384                       | \$75,000             | 53                | 380                       | \$74,250             |
| Commercial          | 16                | 326                       | \$540,000            | 9                 | 544                       | \$300,000            |

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  
26%  
MORE**  
Through July 2020,  
compared to the same  
period last year.