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ST. CROIX REALTY

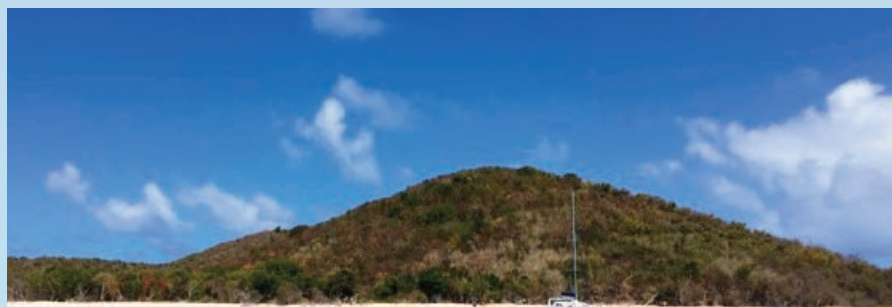
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# ST. CROIX REAL ESTATE NEWS

DECEMBER 2021



## THE HEART OF AMERICA'S PARADISE

About 1.5 miles north of the northeast coast of St. Croix lies a small, uninhabited 176-acre island that is rivaled to be St. Croix's most cherished attraction. **Buck Island Reef National Monument** includes over 19,000 acres of both sea and land and was established as a protected area by the U.S. Government in 1948. In December 1961, Buck Island was declared a National Monument as a part of the National Park System by President John F. Kennedy. Accessible only by boat, this National Park site is uninhabited except for the daily visitors that stop by to take in its extraordinary beauty.

A distinctive feature that sets Buck Island apart from other islands in the Caribbean Sea is its magnificent elkhorn coral barrier reef that surrounds two-thirds of the island. Visitors can snorkel or SCUBA dive through the reef by booking a half- or full-day trip to Buck Island with one of the many charter companies offering daily trips. They offer guided tours of the reef, which is home to the only underwater trail in the United States. You're sure to see a colorful array of marine life such as schools of blue tangs, trumpet fish, butterfly fish and parrot fish. With a bit of luck, you might even spot larger fish like barracuda or reef sharks and glimpse a sting ray or two.

From there, head over to the powdery sands of Turtle Beach to sunbathe on the shore or relax in the postcard perfect waters. Voted as one of the world's most beautiful beaches by *National Geographic*, you may encounter the endangered brown pelicans and least terns that call Buck Island home. Watch for turtle nests and hatchlings in nesting season; Buck Island is one of many turtle nesting beaches on St. Croix.

One Buck Island activity that many people tend to miss out on is the walking trail. Follow the path over the island to the observation platform to get a bird's eye view of the reef and the neighboring Virgin Islands. While the trail is demanding, the stunning overview of the coral reefs and darker, deeper waters farther out is worth the effort. Be sure to wear close-toed shoes and a shirt and bring plenty of drinking water.

There are no facilities or restaurants on the island with little to no shade available on Turtle Beach. As a marine protected area, visitors are not allowed to remove anything from the monument, including rocks, shells, plants and artifacts or set up tents or umbrellas on the beach. Additionally, fishing and collecting activities are prohibited throughout the entire monument.

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

### Message from Bry...



Bry Locher

Season's Greetings from St. Croix! December is officially here and we're beginning to feel a slight drop in our typical 85-degree plus temperatures. Nonetheless, the weather is perfect for holiday shopping and spreading the joyful holiday cheer that frequents this time of year. Thanks to a host of local nonprofits and charitable organizations, Christiansted and Frederiksted towns are decked out with a flurry of holiday decorations, twinkling lights, sparkly ornaments and lavish bows. If you're planning on visiting the island this month, you'll get a heaping dose of holiday cheer mixed with the warm Crucian hospitality our community is known for.

This month, I am sharing with you one of the Virgin Islands most beloved beverages during the holidays. It highlights the rare cultural connection we share with one of our neighboring islands. You'll also learn about Christiansted's newest restaurant that relocated from the island's west end, plus discover what lies at the heart of America's Paradise at a coveted attraction.

These past 22 months have been a whirlwind! I can't even begin to put into words how grateful the Coldwell Banker St. Croix Realty team is for our clients, our staff, our partners and our community. I want to wish everyone a happy holiday season and an even happier new year. If owning a home in the Caribbean is on your holiday list this year, let Coldwell Banker St. Croix Realty help make that wish come true. We'd be happy to share our complete collection of property listings with you as we help you on your journey to

homeownership on St. Croix. Give us a call today.

*Bry*

Bry Locher,  
Regional Sales Director,  
Managing Broker  
Coldwell Banker St. Croix Realty



EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED





# PLANT BASED EATING WITH *Flavor*

**G**et ready for an explosion of flavors at Christiansted's newest vegan restaurant

**Café Roots-N-Kulchah!** Chef Kimba Kabaka has been whipping up delicious plant-based dishes on St. Croix for over six years. Born and raised on St. Croix, Chef Kimba's restaurant originally opened in Summer 2016 in the Frederiksted historic district on St. Croix's west end. In October 2021, he relocated his popular eatery to Christiansted. "I was ready for a new chapter in my career, a change of pace and energy," said Kimba. "Christiansted offered that to my business and so far, it has been really great."

Kimba's passion for opening his business back in 2016 was rooted in a longtime vision he's had as it relates to vegan food. "I wanted to give people a different option in the vegan and vegetarian style on island and truly educate others about plant-based food and eating." While vegan and

vegetarian food is a big deal here on St. Croix, Kimba felt like it wasn't something that many people were exposed to. At Café Roots-N-Kulchah, guests are introduced to vegan food in what Kimba describes as an elevated dining experience. Menu items

*"Between the ambience and outdoor setting combined with the food, music and overall vibe, you never know what you're going to get and that's the wow factor of the space."*

include a variety of dishes such as vegan patés, stuffed plantains, grilled vegan burgers, vegan chili and stuffed mushrooms. The drinks are equally delicious and refreshing with options like citrus basil iced tea, seamoss, guava and lime ginger beer.

For those with an aversion to vegan food due to past experiences, Kimba assured that anyone eating at Café Roots-N-Kulchah will be blown away. He revealed that eighty percent of his customers are non-vegan/

vegetarians and become regulars after one or two visits. Dinner service is offered on Fridays and Saturdays with live music in the courtyard on Saturday nights. Local musicians play a blend of reggae, jazz and other mellow type tunes that adds to the allure of

Café Roots-N-Kulchah. "Between the ambience and outdoor setting combined with the food, music and overall vibe, you never know what you're going to get and that's the wow factor of the space."

Café Roots-N-Kulchah is open Tuesday through Thursday from 11:30am to 6pm; Friday lunch hours are 11:30am to 2pm and reopens for dinner from 6pm to 10pm; Saturdays are dinner only from 6pm to 10pm. It is located at #5 King Street in the courtyard behind Walcott Real Estate next to Lord God of Saboath Lutheran Church. Visit their Facebook page to see the day's specials at [www.facebook.com/Cafe-Roots-N-Kulchah-1495601960728251](https://www.facebook.com/Cafe-Roots-N-Kulchah-1495601960728251).





**T**he holidays in St. Croix aren't complete without an ice-cold glass of coquito! Smooth & creamy, this coconut based alcoholic beverage is the perfect combination of ingredients that include coconut, milk, spices like nutmeg and cinnamon and of course, rum – more specifically Cruzan Rum. It is often described as Puerto Rican eggnog since it originated in the neighboring island. The U.S. Virgin Islands and Puerto Rico have had a longstanding connection since 1917, the year when many Puerto Rican descendants migrated to the territory. As the largest number of migrants in the USVI, we have a one-of-a-kind cultural link between the islands that have produced several shared traditions like drinking copious amounts of coquito during the festive holiday season.

The fervent love of coquito by the Crucian people came to the forefront in 2007 when St. Croix held its first ever Coquito Festival. Hosted by La Reine Chicken Shack, the finest coquito makers would compete for a grand prize and bragging rights for best coquito on island. This is where attendees would see coquito of all flavors ranging from original to pistachio, chocolate and strawberry. Due to the ongoing strains of the global pandemic, the festival has been on pause since 2020 but that doesn't stop the coquito from flowing! Across the island, you will find coquito for sale at local supermarkets, roadside vendors and at popup sales hosted by well-known coquito connoisseurs. Not able to make it to St. Croix for the holidays to get a taste of coquito? Not to worry! Here we've shared a tried-and-true coquito recipe you can try at home. Feel free to omit the alcohol for a delicious non-alcoholic option. Enjoy!



### **Coquito Recipe** (Makes 8-12 servings)

#### **INGREDIENTS**

- 1-12oz can evaporated milk
- 1-15oz can sweetened cream of coconut (Coco Lopez is what we use in St. Croix)
- 1-14oz can sweetened condensed milk
- 1-15oz can coconut milk
- 1.5-2 cups of Cruzan Light Rum (or any other rum available)
- 1 teaspoon ground cinnamon
- 1/4 teaspoon nutmeg
- 2 cinnamon sticks
- 2 teaspoons pure vanilla extract

Directions: Combine all the milks in a large blender and blend until completely combined. Add the rum, vanilla and ground cinnamon to the mixture and blend together. Pour into glass bottles with sealed lids and cover and chill in refrigerator for at least 2 hours before serving.



THIS MONTH'S FEATURED PROPERTIES

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**122 ANNA'S HOPE | MLS 21-1726 | \$1,295,000**  
**Sprawling Estate in Shoys!** Recently reduced and priced to sell, enjoy the breeze, endless views and seclusion in a gated and guarded East End estate that captures the essence of St. Croix Living! This solid steel-reinforced concrete home features two bedrooms and two baths upstairs with large wrap around covered gallery to enjoy endless views. With nearly 8,000 square feet of open spacious living areas, this estate offers two bedrooms/two baths in main plus a huge one bedroom/one bath apartment w/ kitchen and extra studio apartment below! Home includes a large two-car garage plus loft and workshop space.  
*Listing courtesy of David Fedeles*

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**153 LA GRANGE | MLS 21-998 | \$165,000**



Own this beautiful piece of property with a gorgeous view of the sea and your bonus is an unfinished 3 bedroom, 2 bath home. The concrete shell is there for you to complete to your liking. Property is 0.62 acres. Come take a look today!  
*Listing courtesy of Diane Burns*



**E32 QUESTA VERDE | MLS 20-1479 | \$267,000**  
Come see this well appointed end unit condo. A beautiful stained glass accent greets you as you enter this 3BD, 2.5BA Questa Verde unit. Upstairs you will find an updated kitchen, half bath, spacious living room with AC and a sunroom with views to South Shore. A custom mahogany staircase takes you downstairs. The master suite includes a small porch, storage area with a washer and dryer, an en suite bathroom and walk-in closet. Across the hallway are two additional bedrooms and another full bath. The complex has a large pool, common area, additional washing machines and dryers and an automatic generator.  
*Listing courtesy of Debby Babb*

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**ROWDY JOES | MLS 20-102 | \$129,900**

Looking for an established, TURN-KEY, successful restaurant on the Northshore of St. Croix? Look no further! Rowdy Joe's Northshore Eatery has served patrons for nearly 11 years and continues to attract business from both island residents and tourists alike. The sale includes inventory, recipes, and the current lease. Close to beautiful Cane Bay beach, this quirky island eatery has proven itself successful and profitable. The nearby Renaissance Hotel is expected to re-open this year translating into terrific restaurant traffic!  
*Listing courtesy of Brooke Cook*



**123 CATHERINE'S HOPE | MLS 21-1755 | \$79,000**  
This is the one! Breathtaking views of the Caribbean Sea and the St. Croix Yacht Club harbor. Watch the boats go by! Neighborhood with paved road! This 0.5 acre lot is perfect for a Caribbean dream home!  
*Listing courtesy of Kelly Odom*



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ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON: 11/30/19-11/30/20 VERSUS 11/30/20-11/30/21

	2019-2020 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2020-2021 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	171	257	\$350,000	213	286	\$499,000
Condo Sales	81	195	\$235,000	150	209	\$256,250
Land under \$39,999	73	372	\$29,000	59	396	\$29,000
Land over \$40,000	68	340	\$54,500	136	369	\$75,000
Commercial	10	411	\$350,000	21	373	\$489,000

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  
MEDIAN  
PRICE  
INCREASED  
43%**  
Through November, compared to the same period last year.