



ST. CROIX

REAL ESTATE NEWS

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DECEMBER 2022



The holiday season in St. Croix is incomplete without the beloved beverage known as coquito. Often described as Puerto Rican eggnog due to its origin from the island, this smooth and creamy coconut based alcoholic beverage is the perfect combination of delicious ingredients – coconut, condensed milk, vanilla extract, nutmeg, cinnamon and of course, rum – Cruzan Rum to be exact. The island's love of coquito runs so deep that it is celebrated each year at Coquito Festival. Now in its 13th year, the event is back and better than ever since a two-year hiatus thanks to the global pandemic.

Hosted by La Reine Chicken Shack in Estate La Reine, Coquito Festival is where the island's coquito makers from near and far go toe-to-toe to determine who has the BEST coquito in the land! Several competitors have thrown their hat in the ring since 2007, ranging from novices to secret family recipes. In the end, only one can be crowned the best and retain bragging rights for a year. The grand prize winner of the 2022 Coquito Festival will receive \$500 cash plus a free iPhone with one year service provided by Viya Wireless Network. Second and third prize winners will receive \$300 and \$200 cash prizes, respectively. The winner of best bottle presentation will receive a cash prize of \$200. Attendees at Coquito Festival have a lot to look forward to – live music from Stanley and the Ten Sleepless Knights, VIO International, Cruz Rock and Puerto Rican Power, a visit by Santa Claus with gifts and pictures for the children and endless samples of the beloved beverage for those who are 18 and older. From the original flavor to new ones like pistachio, chocolate, gooseberry and peppermint, you're guaranteed to find a flavor you like and even the one that you love.

The 2022 Coquito Festival takes place on Saturday, December 17th from 12pm until midnight. Entry is free for all and is a family-friendly event. Visit La Reine Chicken Shack on Facebook for more information about the event.

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



Bry Locher

Season's Greetings from Sunny St. Croix! Can you believe that we are in the last month of 2022? It feels like it was only a short time ago where I was saying 'Happy New Year' to you and here we are with end of year holiday greetings. December in St. Croix always bring those cool Christmas winds, resulting in a slight drop in our typical 85-degree plus temperatures. Even so, our weather is ideal for holiday shopping and spreading the jolly holiday cheer that is easily contagious during this time of year. Christiansted and Frederiksted towns are bursting with holiday spirit thanks to the generous donations from local nonprofits and charitable organizations. Merry holiday decorations, twinkling lights, sparkly ornaments and lavish bows trim the trees in our parks, on streetlights, in business doorways and on sidewalks. If you're planning on visiting the island this month, the combination of holiday cheer and our warm Crucian hospitality makes any visit during this time of year a magical one!

We are seeing the return of not one but THREE cultural events that St. Croix has been known for. One event celebrates a beverage that highlights the rare cultural connection we share with one of our neighboring islands. The other two events have been around for over 50 years individually and shine a light on the rich Crucian culture we're lucky to experience year after year. I'm excited to have you learn more about them in the following pages.

As I write this letter, I can't help but think of all we've endured these past three years. Words cannot express how grateful the Coldwell Banker St. Croix Realty team is for our clients, our staff, our partners and our community. I want to take a moment to wish everyone a happy holiday season and an even happier new year in 2023. Perhaps owning a home in the Caribbean is on your holiday wish list? If so, let our team help you fulfill this dream. Our extensive collection of property listings has something for everyone, and we'd be happy to 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



JUMP UP AND WAVE AT THE 70TH ANNIVERSARY OF CRUCIAN CHRISTMAS *Festival*

Reflections of Culture, Music, Mas and Revelry! This vibrant, imaginative theme for the 2022-2023 Crucian Christmas Festival is the perfect description of what the essence of festival season is all about. After a two-year hiatus, Crucian Christmas Festival returns with in-person events ranging from beauty pageants, a nightly cultural village, parades, a food festival, j'ouvert, street tramps, live musical performances from local and international artists and much more.

Festival events kicked off on December 11th with the highly anticipated Prince & Princess/Duke & Duchess pageants with the Miss St. Croix Pageant to follow on Sunday, December 18th. Pageantry has been a vital piece of Crucian Christmas Festival since its inception in 1952 when the first Miss St. Croix Festival Queen, Jessica Tutein Moolenaar, was crowned. Since then, more than sixty women have held this prominent title with a new queen to be crowned this year.

Another cherished tradition during Crucian Christmas Festival is the cultural village that is held in downtown Frederiksted. This year, the Crucian Christmas Festival 70th Anniversary Village opens on Friday, December 30th with Cultural Night at "Daddy Jones Musical Kingdom," named in honor of legendary producer Alwyn "Daddy Jones" Baptiste. The full force of

Crucian culture will be on display with live musical performances from Stanley and the Ten Sleepless Knights, Jam Band and other celebrated local talent. With a different theme each night, there's something for everyone at the festival village including carnival rides and games and several booths serving local foods and drinks like johnny cakes, patés, seasoned rice, conch in butter sauce, coquito, passion fruit juice and more.

For those wanting even more Crucian flavor, the Food, Arts and Crafts Fair takes place on Wednesday, January 4th where the crème de la crème show off their fine culinary skills offering local delicacies like roast pork, stew chicken, fish & fungi, vienna cakes, tamarind stew and other delicious treats. Next up is j'ouvert on January 5th where revelers dance in the streets of Frederiksted from 5am into the late morning hours, ending with a cool dip at Frederiksted Beach. Crucian Christmas Festival culminates with the Children and Adult Parades complete with bright, colorful costumes, lively music, mocko jumbie performances, quadrille dancers and endless energy.

For more information about 2022-2023 Crucian Christmas Festival, visit USVI Festivals Facebook page at www.facebook.com/USVIFestivals.



A CRUCIAN TRADITION LIVES ON

Stanley and the Ten Sleepless Knights Early Morning Serenade

For nearly 50 years, Stanley and the Ten Sleepless Knights (TSK) have serenaded the St. Croix community with the sweet sounds of Christmas quelbe music during the holidays. Over a two-day period, the band kicks off just after a midnight on Christmas Eve and Christmas morning spreading holiday cheer from one end of the island to the next.

TSK is the leading band in the U.S. Virgin Islands that performs the territory's official music known as quelbe. Also known as scratch band music, this native grass-roots form of folk music originated in the USVI and is a form of oral history. It is used to preserve significant historical events, tell stories and jokes (often with a bit of risqué undertone) and relay the day-to-day trials and tribulations of island life. This iconic scratch band consists of ten members playing a variety of instruments including a triangle, squash, flute, guitar, steel bass pan, banjo and a conga drum, to name a few. African rhythms and the sound of Danish and British military bands influenced the sound of quelbe music, which has gained great popularity over the past decades.

Band member Kendell Henry shared that the band carried their instruments and walked from house to house when they started back in the 1970s. Today, the band travels across the island on a flatbed truck

outfitted with speakers, weaving in and out of neighborhoods playing the sweet sounds of quelbe music. Typically, the serenade route kicks off in Christiansted on Christmas Eve making its way through the neighborhoods as they head east. A long line of vehicles often trails behind the band as they make stops at designated homes to enjoy traditional Christmas refreshments. On Christmas morning, the band heads west to Frederiksted stopping at designated homes once again with the addition of revelry and dancing in the streets. Crowd participation for the serenade has looked different in recent years due to the pandemic. However, the band expects to see the return of some of these traditions this year.



**Band founder
Stanley Jacobs**

The serenade remains an important part of St. Croix's culture because it keeps the tradition of quelbe music alive as it was done years ago. In June 2022, band founder Stanley Jacobs received the National Heritage Fellowship Award. As one of the ten fellows (chosen from 180), Jacobs was awarded a \$25,000 one-time honorific grant. The National Endowment for the Arts Fellowship is the nation's highest honor in the folk and traditional arts that celebrates artistic excellence and supports continuing contributions to the traditional arts heritage.

For more information about the serenade, visit TSK's Facebook page at <https://www.facebook.com/tensleepless.knights>.

THIS MONTH'S FEATURED PROPERTIES



84 CONCORDIA | MLS 22-1858 | \$975,000

Spectacular architectural features include 2-sided fireplace, indoor Koi pond and a double lap pool with deck & bar! Spacious master has vaulted ceilings, large walk-in closet and a huge skylit bathroom. Ensuite 2nd bedroom with French doors open to a private deck. Third bedroom/den across the hall from a full bathroom. Dining area opens to the pool deck and bar. Large living room has four doors opening to the deck. Downstairs guest apartment has a separate entrance. Additional (21X29) room downstairs can be used as storage or a workroom. The stunning panorama features prominently all around!

Listing courtesy of Mindy Dice and Joe Thayer

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223 STRAWBERRY HILL | MLS 22-1913 | \$325,000

Many surprising details not often found in a home in this price range. Flexible floor plan is conducive to residential corporate use as well. Split ACs, vaulted, beamed ceilings in bedrooms, one of which is equipped with custom built-in desk and cabinetry ideal for a home office. Metal screen door provides security plus access to the fenced-in patio. Patio also opens to rear yard and a bonus room on the other side of the house. The huge eat-in kitchen has chair rails, loads of storage and a prep island/breakfast counter. Completely fenced & gated.

Listing courtesy of Pamela Hunt McFadden and Jill Cherubin



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75 LONG REEF | MLS 22-1907 | \$109,000

Tastefully remodeled studio in the gated Long Reef Condo Complex. The new kitchen and new bathroom make this a cozy move-in ready unit. New Queen bed, plus the couch pulls out into a bed for guests. Freshly painted, cheery, very livable condo, pristine pool, lush landscaping, well maintained, on-site manager and active, involved condo board. Conveniently located in the historic town of Christiansted. Close to shopping, banking, post office, sandy beaches and wonderful restaurants in town and on the boardwalk. Low condo fees.

Listing courtesy of Lorine Williams

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45 CANAAN | MLS 22-1846 | \$700,000

Tropical oasis of 16+ acres with rainforest vibe and Caribbean Sea views from the top. Located at the intersection of Canaan Road and Scenic Drive. Unlimited potential for a large estate or can be subdivided for multiple homesites. Said to be a spring on property.

Listings courtesy of Bry Locher and Kelly Odom



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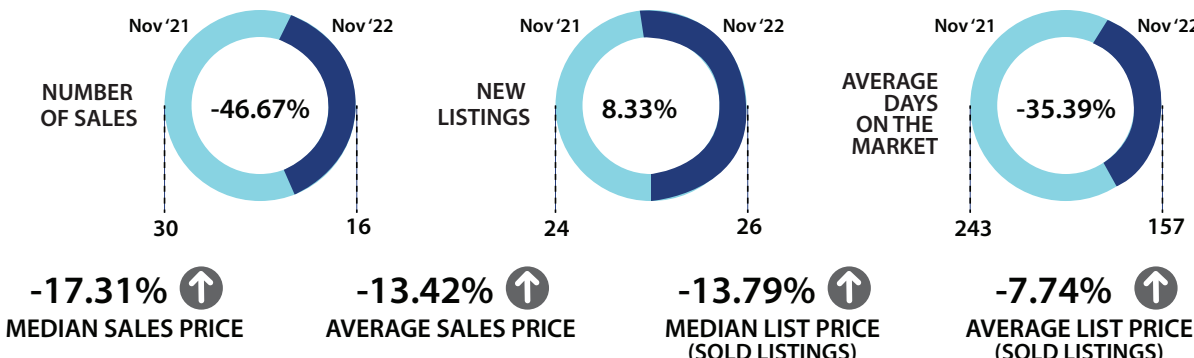
236 LA GRANDE PRINCESSE | MLS 22-312 | \$995,000

This R3 Property is full of potential. It was used as a school for many years but could also be a medical complex, head start, church, or it could easily be converted into apartments. This is a rare opportunity to find such a well cared for group of buildings that are also on city water and sewer, as well as having two cisterns and a well. All rooms have AC and there is a small apartment on the grounds. Conveniently located just off of Northside Road and only 10 minutes to the Hospital or to town. Restaurants, grocery stores, hotels, gas stations, and even a beach, are all within a short drive or a nice walk.

Listing courtesy of Debby Babb

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ST. CROIX REAL ESTATE MARKET WATCH



NOVEMBER 2022 • ALL PROPERTY TYPES

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 warranted and you should not rely on it without personal verification.