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# ST. CROIX REAL ESTATE NEWS

**FEBRUARY 2020**

## 49TH ANNUAL AGRIFEST *Fun, Farm-Fresh & Festive!*

**F**rom genips to chayote, we live the good life thanks to the plentiful fruits and vegetables grown right here on St. Croix. Roadside stands, locally-grown produce in our grocery stores, and La Reine's Saturday morning market all support a lifestyle of healthy eating.

Agriculture means so much to St. Croix that we celebrate it for three days each year at the Agriculture and Food Fair of the U.S. Virgin Islands – Agrifest for short. This year's fair is February 15 to 17 at the Agricultural Fairgrounds in Estate Lower Love.

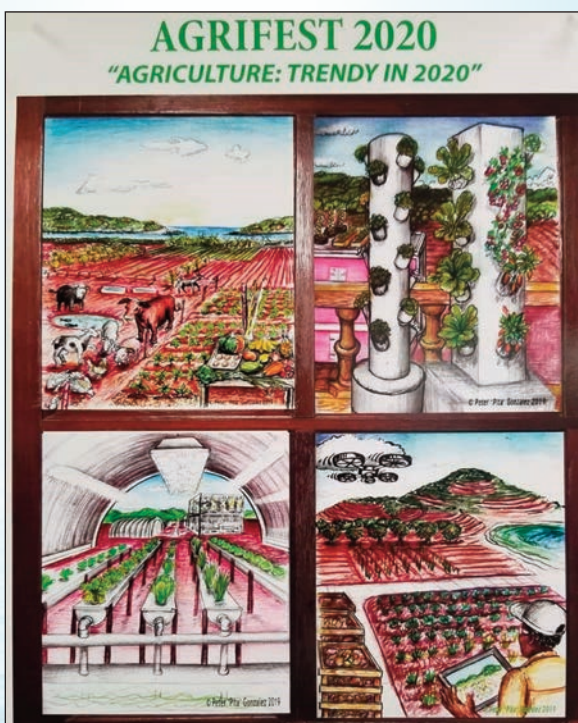
Agrifest's theme is "Agriculture: Trendy in 2020." How fitting for an island that has claimed its place as a culinary destination and foodie's paradise! The annual Agrifest posters are colorful collector's items.

Agrifest is filled with activities for the entire family including rides, a petting zoo, arts, crafts, gardening displays, livestock exhibits, music, cultural activities, and of course, food! Visitors can meet local farmers, learn more about unique plants and vegetables, and even get tips for cultivating and preparing items that are found only in the Caribbean.

St Croix's long agricultural heritage – at one time our island was one of the top sugar cane producers in the world – sets it apart from many other Caribbean islands. In fact, Agrifest is so popular that farmers and vendors from neighboring Caribbean islands come to sell their produce and handicrafts. In past years Agrifest has hosted exhibitors from Guyana, St. Lucia, Antigua, Puerto Rico, Grenada, St. Kitts, Nevis, Dominica, St. Eustatius, and St. Martin.

We are sure that Agrifest will give you another reason to love St. Croix!

*This newsletter written by Jennifer Burns [jennifer.burns@amplivi.com](mailto:jennifer.burns@amplivi.com)*



### *Message from Bry...*



*Bry Locher*

**L**ove is in the air! What's not to love about being on St. Croix in February – we only wish the month was longer!

In January we heard the annual State of the Territory address from Governor Albert Bryan, Jr. The Governor, who just completed his first year in office, provided details on how the work of his administration has improved the territory's financial position. This work is key to laying a solid foundation for continued improvement of our economy.

Also in January, Governor Bryan convened the first meeting of the new Marine Task Force. The task force is intended to be a public-private partnership between marine-based businesses and the Government of the Virgin Islands. The group discussed marine infrastructure, increasing moorings throughout the territory, developing marine apprentice programs, and expanding the marine service industries to encourage vessels to stay in the USVI for marine maintenance and annual vessel haul-outs. We look forward to hearing more as this initiative moves forward.

We're excited to see that Fort Christiansvaern will be getting a new coat of paint over the next few months. All of the fort's exterior walls are in the process of being cleaned, repaired, and painted. In addition, the fort's main entrance gate has been shipped off-island and is being rebuilt at the National Park Service's Historic Preservation Training Center. By the time you read this the gate should be reinstalled, using refurbished hardware from the previous gate.

If you love St. Croix as much as we do, we hope you're already making plans to visit us this year. Make sure you stop by our Coldwell Banker Real Estate offices in Christiansted and Frederiksted. See you soon!

*Bry*

Bry Locher, Managing Broker  
Coldwell Banker St. Croix Realty



**EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED**





# GET BACK TO NATURE

*Learn Bush Skills in the Hills*



If it's been a while since you earned a scouting merit badge, you'll soon have a chance to refresh your skills. Ridge To Reef Farm is hosting a four-day Bush Skills workshop and you're invited!

The 15th annual Bush Skills workshop runs March 5 through 8. Over four days the farm will host hands-on classes in natural crafts, survival techniques, wild crafting, organic farming, and outdoor cooking with farm fresh foods. Guests are welcome to camp out or stay in a cabana to enjoy the nightly fire, or just participate in the daily workshops with farm fresh and local cuisine lunches. Each day has a theme that leads up to Sunday's Bush Chef Cookout event.

Each day's activities start at 9:00 AM – check the Ridge To Reef web site for details or to register for one or more of the Bush Skills workshops: [www.ridge2reef.org](http://www.ridge2reef.org).

## THURSDAY, MARCH 5

*The Basics: Fire, Fiber, and Flint Knapping*

- Learn fiber harvesting and processing, making tools from stone

### LEARN ALL THIS AND MORE!

- Stone tools •
- Shell craft •
- Primitive pottery •
- Tree fibers and food •
- Fire by friction •
- Jumbies, roots, ancestral songs •
- Forest foraging •
- Spears and nets for fishing •
- Hide tanning demonstration •
- Herbal healing •
- Calabash craft •
- Wild edible plants •
- Indigenous root crop planting •
- Ancient agriculture techniques •
- Primitive cookery •
- Tracking •
- Primitive shelter building •



## FRIDAY, MARCH 6

*The Basics Part II and Plant Medicine*

- Extension of the basics, plus plant walks to discover healing plants

## SATURDAY, MARCH 7

*Hunting and Gathering*

- Learn how to harvest and carve bamboo to make spears, knives, and utensils
- Take a foraging hike with Nate and learn how to turn the forest into your grocery store, pharmacy, and hardware store
- Learn weaving techniques to make baskets and mats

## SUNDAY, MARCH 8

*Bush Chef Cookoff*

- It's your time to get creative! Make what you need from provided ingredients, including your cooking utensils and equipment!

Ridge To Reef Farm is open year-round and is the only certified organic farm in the U.S. Virgin Islands. They offer farm tours, a weekly CSA (community supported agriculture) subscription program, weekly locally-grown farmers markets in Frederiksted (at the Lawaetz Museum) and Christiansted (at Leatherback Brewery), and guest chef slow-down dinners throughout the year.



# NEW RESTAURANT! 7AF

The dining options in Frederiksted have expanded again! The latest entrant to the West End's restaurant scene is 7AF, serving traditional Chinese and Thai fare with a few surprises.

Owner Brian "Monty" Montgomery had been working on the 7AF concept for more than a year. Sitting in the former Blue Moon location, Monty and his team have brought the 300-year-old space back to life with an Asian-inspired vibe. Artist Eric Paxton's works adorn the walls, giving a modern edge to traditional Danish architecture.

Monty and Chef Alexander Phillips aimed to keep the dishes as traditional as possible. Shareables like edamame, chicken satay, sweet & sour chicken and egg rolls make the perfect start to your meal. Entrees include fried rice, pad thai, kung pao, stir fry, curry, and more. All of the sauces are made from scratch in the 7AF kitchen.

Before moving to St. Croix, Monty was in the restaurant business for more than ten years in the Washington, DC area. Leaving behind the traffic and cold winters weren't the only draw to St. Croix – it was the opportunity he saw in Frederiksted. He launched Louie & Nacho's Beach Bar in 2017 followed by Smoke STX Barbeque Restaurant, both



Artist Eric Paxton's artwork at 7AF.

on Strand Street. Monty says, "The more businesses we have opening in Frederiksted lends confidence to entrepreneurs, investors, residents and visitors. Frederiksted is a good place to do business."

Monty has also won approval for eight new moorings along the Frederiksted waterfront: four in front of 7AF and four more further south, in front of Louie & Nachos. "The more energy we can give Strand Street the better Frederiksted will be," Monty says. He envisions more boaters spending time on the west end of the island.

Future plans include vacation rental units above the restaurant, outdoor seating, and a retail space for local art. For those familiar with the space, the nook near the front entrance will become a cozy dim sum area exclusively for small parties, complete with seat cushions and a mahogany table.

The name? It's a combination of their location at 7 Strand Street, 7 new vacation rental units, and lucky number 7. Serving Asian fusion cuisine, the name 7AF had the cachet and energy they were looking for.

7AF is open daily from 4:00 p.m. until 11:00 p.m. (the kitchen closes at 10:00 p.m.). Carry-out is available, and lunch service will begin soon. Check it out!

## GLOBAL REACH, LOCAL ROOTS

by Corinne King

We are your local real estate agency with a global reach! All of our agents at Coldwell Banker St. Croix Realty are full time, licensed Realtors® and live, play and work in St. Croix – we know St. Croix and we know real estate! The power of the Coldwell Banker brand paired with the local knowledge and experience of our agents is a perfect formula for a successful sale of your property.

### COLDWELL BANKER

This globally known brand has been a stronghold in the industry for 113 years. Through nonstop innovation and forward thinking, Coldwell Banker has grown to become one of the most well-known and trusted names in real estate around the globe. Today there are more than 92,000 agents working out of 3,100 Coldwell Banker offices in 44 countries and territories. Our affiliation with this global powerhouse allows our listings to have the best visibility on the internet. Coldwell Banker is the #1 most visited real estate brand online and their social media presence is the most influential in the residential real estate market – over 500,000 social media followers across all major social media platforms. In addition, our affiliation with Coldwell Banker redistributes our listings up to 740 real estate orientated websites, your home will reach a larger audience through our partnership.

### COLDWELL BANKER ST. CROIX REALTY – OUR LOCAL REAL ESTATE TEAM

Our brand is not only known globally, we also have a strong presence locally with our office in Frederiksted and our two offices on the east in Gallows Bay. We market our properties digitally through social media and popular St. Croix websites such as GoToStCroix. In addition we advertise in the local HOUSES! magazine that is displayed in high traffic areas on all three US Virgin Islands. Our glossy St. Croix Realty magazine is our flagship marketing piece that is printed annually. Each one of our listings are included in the magazine. We print 20,000 copies once a year, which are distributed in high-traffic locations throughout St. Croix including the airport, seaplane terminals, hotels and resorts, grocery stores and the like. Our company has consistently proved to be a leader in listings and sales year after year.





# THIS MONTH'S FEATURED PROPERTIES

## 2U JUDITH'S FANCY | MLS 19-1862 | \$1,600,000

PEACEFUL PERFECTION... Welcome to your slice of paradise in the gated and guarded community of Estate Judith's Fancy. Private and secluded with views over Salt River Bay set on just over an acre. The 3BD, 3.5BA main home features high end details throughout with a formal dining room, office, and a tv room. The 1BD apartment has a full kitchen and is perfect for guests, a caretaker, or rental income. The kitchen features granite counter-tops, GE Monogram appliances and solid wood cabinetry. The interior has been impeccably decorated with no detail overlooked. Additional features include lush professional landscaping, climate controlled two car garage and a 50KW diesel generator.

*Listing courtesy of David Fedeles*



## 52 MARY'S FANCY | MLS 20-151 | \$646,000

This gorgeous caribbean courtyard style home is surrounded by lush tropical trees, predominantly perched on top of the neighborhood's ridgeline creating total privacy and stunning views of the terrain and sea. The front door opens wide into the lavish courtyard full of mature plants, a trellis for shade all day or lights all night, and a Buddha water fountain centerpiece. The 1,500 sq ft of exterior living area extends to the southeast corner with a covered dining area, large patio, and an 18,000-gallon pool surrounded by built in benches. The 4BD, 4BA home's bedrooms come with their own bath and split A/C system. This house is ready for immediate move-in or an instant vacation rental.

*Listing courtesy of Dave Savaro*



## 54 LONG REEF | MLS 20-75 | \$97,000

Enjoy Buck Island views from the gallery of this beautiful second floor condo. Spacious one-bedroom unit in gated community minutes from Christiansted. Pool, on-site laundry facilities and convenient location make this the perfect unit for an owner, long term rental or vacation rental.

*Listing courtesy of Bry Locher*



## 102 GREEN CAY | MLS 20-166 | \$159,000

Spectacular building plot with sweeping views of Buck Island, the Caribbean Sea plus St. Croix Harbor. Even St. Thomas and Tortola, BVI on clear days. Unique, nearly flat, amazing building site. It's rare to find such a building site that has this "builder-friendly" terrain. Green Cay is a neighborhood of well-built upscale custom homes. There is an active Homeowners Association that is in the process of improving the subdivision roads. 0.59 Acres

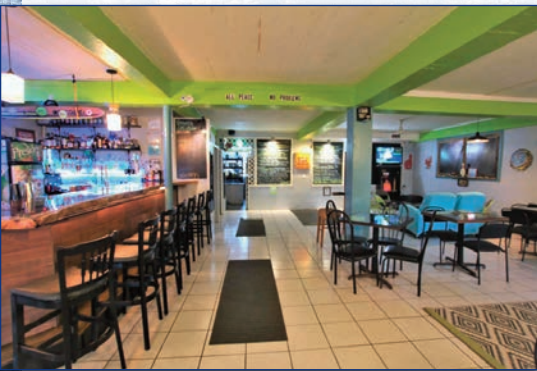
*Listing courtesy of Lorine Williams*



## ROWDY JOE'S | MLS 20-102 | \$215,000

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, along with 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! The interior offers space for dining along with a bar, kitchen, storage room and 2 bathrooms. Dining is also available outside on the covered patio!

*Listing courtesy of Brooke Myers*



## ST. CROIX REAL ESTATE MARKET WATCH

### CLOSED SALES COMPARISON :1/31/18-1/31/19 VERSUS 1/31/19-1/31/20

	2018-2019 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2019-2020 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	218	292	\$266,500	191	251	\$312,000 ↑
Condo Sales	118	214	\$167,250	123 ↑	165	\$185,000 ↑
Land under \$39,999	63	332	\$25,000	69 ↑	364	\$27,500 ↑
Land over \$40,000	62	392	\$80,000	71 ↑	402	\$74,250
Commercial	12	375	\$772,500	16 ↑	484	\$425,000

The Good News...  
**HOMES  
SOLD FOR  
17%  
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 January 2020, compared to the same period last year.