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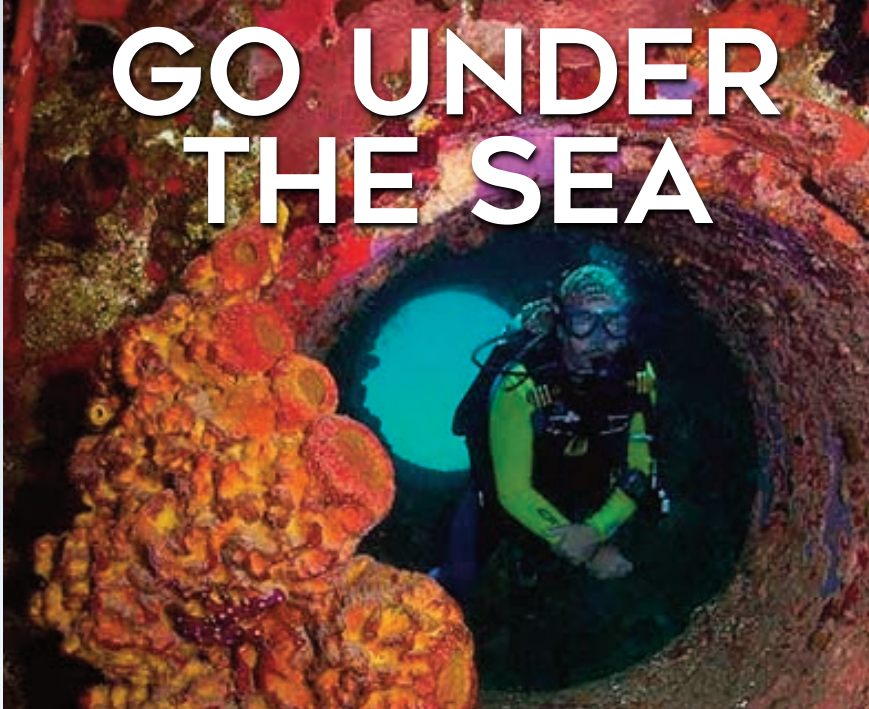
**COLDWELL
BANKER**

**GLOBAL
LUXURY**

ST. CROIX REAL ESTATE NEWS

FEBRUARY 2021

GO UNDER THE SEA



WITH WORLD-CLASS SCUBA DIVING ON ST. CROIX

See the majestic beauty of St. Croix from a different point of view – under the sea! Scuba diving St. Croix is a must for any diver, or anyone interested in giving diving a try. The island is known for its world-class scuba diving surrounded by the longest continuous living reef in all of the Caribbean. There are over 70 moored dive sites to choose from ranging from reefs and wrecks to walls and piers.

Some of the best diving on island takes place in these popular locales: off the North Shore, at Salt River and in Frederiksted near the pier. One of the most recognized diving sites on St. Croix is The Wall at Cane Bay that runs almost the entire length of the North Shore. With an approximate depth of 3,200 feet, it is a great site for deep diving, tech diving and regular recreational diving. The best part about this site is that it can be accessed by shore or by boat at a number of dive sites along the North Shore of the island. The other well-known diving site lives in Frederiksted with six sunken ships to explore and pier, which offers one of the best night dives on island.

If you've always been intrigued by diving and ready to give it a try, St. Croix is the perfect place to do it. Each local dive operator offers Discover SCUBA classes allowing you to try scuba first to see if you like it. During this one-day introductory class, you'll learn how to operate the scuba equipment in shallow water and receive a quick, comfortable introduction to what it takes to explore the world under the sea.

Whether you are an experienced PADI-certified diver, a novice or first-time diver, St. Croix is the perfect place to get familiar with the beauty of the island's underwater world.

Scroll down to see a map of St. Croix's diving spots...

*This newsletter written by Anquanette Gaspard
agaspard@cruzanfoodie.com*

Message from Bry...



Bry Locher

There's something to be said about February on St. Croix! The crisp, tropical breezes bring cooler temps in the mornings and clear, blue skies in the afternoon. The occasional rain shower gifts us with vibrant rainbows that brighten up the day. The island continues to feel the impact of COVID-19 with the recent cancellation of our annual Agriculture and Food Fair. Despite these challenges, we continue to see record numbers of visitors to the island. Many are choosing St. Croix as their escape from the bitter cold or their much-needed break from the pandemic woes on the mainland. Our beautiful beaches, ideal 83° weather, world-class cuisine and friendly people makes St. Croix the perfect island paradise.

This month, I am sharing another new business that opened its doors in downtown Christiansted in one of the city's most iconic and historic buildings plus you'll learn about the other side of St. Croix's beauty that people tend to miss out on. Of course, there's always something new happening on St. Croix's west side. The latest addition focuses on the beautification of the city while adding pockets of joy to the community.

We're still hosting our virtual open houses too! Coldwell Banker St. Croix Realty continues to do our part in safeguarding your health while simultaneously helping you find your dream home with our weekly virtual open house events. Take a tour of exclusive, one-of-a-kind St. Croix properties from the comfort of your couch. Join us at [CBVirtualOpenHouse.com](https://www.cbvirtualopenhouse.com) and let us show you what could be your future island home.

Bry

Bry Locher, Managing Broker
Coldwell Banker St. Croix Realty



EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED



Map courtesy of SCUBA (340-773-5994)

Follow the Beauty ON THE FREDERIKSTED ART TRAIL

In 2014, Virginia Clairmont of Clean Sweep Frederiksted was brought back to her roots to make an impact in the Frederiksted community. Her commitment to the historic city that raised her is simple: change the mindset of how trash is disposed of in Frederiksted and use art to beautify public spaces in the area. After a successful launch of her art beautification project in collaboration with Pangeaseed Foundation, Clairmont knew she wanted to do even more.

The global pandemic COVID-19 put a pause on her family events and community projects and that was when the Frederiksted Art Trail was born. This self-guided outdoor public art tour features a variety of artwork and sculptures created by local and visiting artists and muralists. Clairmont stated, "With the trail, we are creating small spaces throughout the city that residents and visitors can enjoy." Local artist Waldemar Brodhurst uses reclaimed aluminum roofing, upcycled fans, tire planters and screen wire to create sculptures depicting mocko jumbies, cultural dancers, turtles and more.



As the F'sted Art Trail adds to the beautification of the city, the other large goal in these improvement efforts is the reopening of Frederiksted Public Library. Athalie Petersen Public Library has been closed to the public since 2016. "Much like the trail lends to adding pockets of joy to the community and beautifying the historic district, Frederiksted's public library would do the same thing," said Clairmont. Earlier this month,

Clairmont hosted a community paint and spruce up event in the library garden in hopes to further highlight the need for this space in Frederiksted.



"This event was focused on engaging the community in the economic development and revitalization of Frederiksted." "When people that live and work in a city or town get involved, you tend to see more ownership in the growth of the community."

To learn more about the Frederiksted Art Trail, follow their social media pages on Facebook at @ [frederikstedpublicarttrail](https://www.facebook.com/frederikstedpublicarttrail) and Instagram at @ [frederikstedpublicart](https://www.instagram.com/frederikstedpublicart).

DINE WITH LEGENDS

AT ST. CROIX'S
NEWEST
RESTAURANT

Hamilton's

When one of Christiansted's most iconic and historic buildings went on the market, Mo Anselmi and Matthew Leonard, owners of the well-known The Bombay Club, knew that they had to create a special place that would highlight the historical significance of the island. Enter St. Croix's newest restaurant, Hamilton's! Named for the two Hamiltons of St. Croix – Alexander Hamilton and David Hamilton Jackson – these men were public servants in every sense of the word, putting the public before themselves. This mindset and way of serving speaks to Hamilton's philosophy, "Service First."

Opened in mid-December 2020, general manager Gary Tupper shared that the strain of the global pandemic didn't cause too many roadblocks for them. "The pandemic forced us to limit the number of tables and people allowed to dine in." Luckily, this limited setup was part of their initial plan. "Our way of operating is a bit unorthodox compared to your typical restaurant." What Tupper is referring to is Hamilton's overall service and operations.

For starters, there's no Facebook page or website nor does the restaurant have a published phone number.

Reservations are made via their Instagram page or by leaving a message on their voicemail where someone will return your call. Secondly, they focus on taking care of a limited number of people at a time which allows them to focus solely on the customers wants and needs during their dining experience. This means there are no to-go orders. "We could certainly have more customers and turn over more tables each night, but we want to make sure that we never miss a beat when taking care of our guests."

Customers can expect a solid menu that features fresh ingredients and a bounty of flavor. Executive Chef Ken Robinson has trained and traveled extensively throughout the world, making him great in the kitchen but great with people also. Tupper pointed out that they're not here to sell food, wine or cocktails. "We want to create emotion that makes our guests get excited about dining with us."

Hamilton's is open 7 days a week from 5pm to 9pm. For more information, follow them on Instagram at @hamiltonsvi or call 340.773.5393 to leave a message to make a reservation.

RESIDENTIAL

LUXURY

CONDO

COMMERCIAL

THIS MONTH'S FEATURED PROPERTIES



41 SHOYS | MLS 20-1139 | \$1,195,000
Villa Beaulie is located in the upscale beach community Estate Shoys. Elegant and open, this property provides gracious entertaining spaces both inside and outside. The main house features two guest bedrooms, both with en-suite bathrooms and a large master suite with outdoor shower. The living areas open up to a covered gallery and a tropical garden where a short walk takes you to the pool area. A separate guest cottage has beautiful views of the Caribbean Sea. A short walk takes you to a beautiful sandy beach and The Buccaneer golf course is located just minutes away.
Listing courtesy of Sanni Craft

25 ST. JOHN | MLS 21-65 | \$550,000
Welcome home to over an acre of tropical paradise with expansive views of the Caribbean Seas spanning Salt River to Buck Island. A canopy of mahogany trees cover a large, flat, fenced yard, rich with orchids, aloe, palm trees, bougainvillea, papaya and more! The 2BD, 2BA home includes a third room that could be used as an office or converted to a third bedroom. The kitchen, bathrooms, floors and roof were all completely redone in 2018. Conveniently located mid-island, minutes from Christiansted.
Listing courtesy of Bry Locher



23 VILLA MADELEINE | MLS 20-2024 | \$385,000
Perfect location at Villa Madeleine if you're looking for no stairs and a short walk from parking. Enjoy the privacy of an end unit with only one neighbor. Each room opens to your own private pool. Many Villa Madeleine owners live here year round, others choose to take advantage of the popularity of Villa Madeleine as a St. Croix vacation destination. Solar pool pump and filtration system, on-demand water heaters and energy efficient air conditioning. Newly remodeled kitchen and bathrooms. This Villa has never been a rental property and has been impeccably cared for.
Listing courtesy of Jill Cherubin & Pamela Hunt McFadden

64 GREEN CAY : 66 GREEN CAY
MLS 21-61 | \$135,000 : MLS 21-62 | \$95,000
TWO MISS BEA BEAUTIES! Spectacular building sites! 64 Green Cay is just over .5 acres and 66 Green Cay is just under .5 acres, both in the coveted Miss Bea Subdivision, the ideal place to build your own private escape. Gorgeous views from Green Cay, Pull Point and all the way to Christiansted town with north easterly winds for cooling breezes. Relax as the sun sets over town and watch the stars twinkle in the moonlight from the gallery of your custom built island dream home.



Listings courtesy of David Fedeles



19 & 20 PRINCE ST | MLS 20-1294 | \$595,000
Two buildings! Plot 20 is a large, open, 2-story building with high ceilings. Renovation has begun with completion of a new roof and gallery. Permitted for 4 apartments upstairs and retail or warehouse space on the first floor. Currently vacant and holds many possibilities. Plot 19, the second building, has a tenant.
Listing courtesy of Diane Burns

ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON: 1/31/19-1/31/20 VERSUS 1/31/20-1/31/21

	2019-2020 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2020-2021 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	191	249	\$312,000	168	258	\$352,500 ↑
Condo Sales	123	165	\$185,000	89	210	\$230,000 ↑
Land under \$39,999	68	363	\$27,500	73 ↑	348	\$29,000 ↑
Land over \$40,000	70	391	\$74,620	79 ↑	286	\$60,000
Commercial	17	484	\$425,000	10	401	\$437,500 ↑

The Good News...
CONDOS SOLD FOR 24% MORE
Through January, compared to the same period last year.

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.