



ST. CROIX REAL ESTATE NEWS

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FEBRUARY 2023



HAVANA NIGHTS FUNDRAISER

SATURDAY, FEBRUARY 11TH

Get ready for a journey to Cuba with one of St. Croix's most rewarding nonprofit organizations! Each year, Project Promise hosts their biggest fundraiser to support their mission to improve the lives of at-risk youth on St. Croix. The 7th annual Havana Nights Silent Auction Fundraiser will benefit the organization's numerous programs centered around life coaching and personal wellness to academic tutoring, community service, cultural programs and much more.

This year's event theme is "The Culture & Arts of Cuba" where they'll be celebrating all things Cuban. Enjoy the colorful display of vintage cars and dance the night away to live Cuban salsa music. Guests can even learn a few salsa dance moves with a lesson from St. Croix Ballroom & Latin Dance. One cannot mention Cuba without a thought or two of their fine cigars! Live cigar rolling demonstrations will be offered by Anna Rexach of For The Love Of Cigars, a lounge located in the heart of downtown Frederiksted. Another notable Cuban pastime is a rousing game of dominoes. Guests can show off their domino playing skills with a few rounds of the passionate game.

Before the live event, their silent auction began on January 28th and will end February 11th at 9pm. A wide variety of auction items include local jewelry, original art pieces from renowned Crucian artist Lucien Downes, excursion tours, gift certificates to shops and boutiques, private chef dinner for two plus a seven-night stay at a hillside cottage in Portsmouth, Dominica. Items are available online for viewing and open for bids through 32auctions.com.

Project Promise gives St. Croix's at-risk youth an opportunity for positive change in a safe, secure, and nurturing environment. This mission is fulfilled by introducing them to the island's natural resources, history and culture, and the most valuable resource of all, themselves.

The 7th annual Havana Nights Silent Auction Fundraiser takes place on Saturday, February 11th at 6pm at Estate Whim Museum. Each attendee will have the opportunity to win the grand finale prize – round-trip airfare for two to Cuba departing from St. Croix or Miami! Purchase tickets via their website at www.projectpromisevi.com/. Tickets are \$100 per person.

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



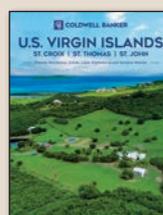
Bry Locher

Message from Bry...

February is one of my favorite times of year on St. Croix! Crisp, tropical breezes bring cooler temps in the mornings followed by clear, blue skies in the afternoon. Thanks to the occasional rain showers, we are lucky to witness the beauty of vibrant rainbows that brighten up the day. The island continues to see several new faces as many are visiting for the first time through the increase of cruise ship arrivals and stayover visitors from the mainland. As record-breaking cold weather temps continue to whip through the Northeast USA, many are choosing St. Croix as their escape from the bitter cold or their much-needed break from the hustle and bustle the new year brings.

This month, I am happy to share the 51st annual AgriFest has returned to its original time in February over President's Day weekend. Additionally, one of St. Croix's leading nonprofits will host their seventh annual fundraiser that transports attendees to one of the Caribbean's unspoiled locales. I will also introduce you to a woman who has been bringing a taste of the Caribbean to locals, residents and visitors for almost a decade.

You might get hungry for a taste of St. Croix after reading this newsletter, prompting you to plan a visit sooner rather than later! You will most likely fall in love with this island paradise much like those that have come before you and the endless dreams of a charmed Caribbean life will make an indelible mark. That's where Coldwell Banker St. Croix Realty comes in! The current real estate market includes several stunning properties we'd be happy to show you during your stay. Give us a call today and let us work together to find your dream home on St. Croix.



Bry

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



PEACHY'S PANTRY

BRINGING YOU A TASTE OF HOME

Prepare your tastebuds for a taste of the Caribbean! Peachy's Pantry has been delivering delicious Caribbean flavor to the public

since 2015. Behind the apron is Sharon Benjamin. Born and raised in St. Croix to Antiguan and Kittian parents, Benjamin's love for cooking came at a young age. "As the eldest, I was responsible for all the cooking in the family," said Benjamin. "I would gather recipes from books or watch others prepare dishes and practice making it in my head with my personal twists before trying it out!" After relocating back to St. Croix from Atlanta, Georgia in 2018, she began making some of her favorite homestyle dishes and selling them to the public. During the height of the pandemic, she became a master at preparing dishes in the morning and delivering them to her customers before lunch time. "Cooking the dishes of St. Croix while living on the island again made me feel like part of the culture I grew up in, part of the tapestry." Benjamin met many people on her deliveries and loved presenting them with their meals. "With food deliveries, it felt like I was part of something important."

Top-notch customer service paired with fresh and delicious foods and drinks, Peachy's Pantry has built

an impressive clientele that swears by her dishes! Many that visit the island over the Thanksgiving and Christmas holidays often hire Benjamin to prepare a holiday

feast fit for royalty. She combines the nostalgic comforts of holiday foods with Crucian flavors. Guests can receive a whole baked turkey, candied yams and mashed potatoes and gravy and pair it with local dishes such as Crucian potato stuffing, baked macaroni and roast pork.



Sharon Benjamin

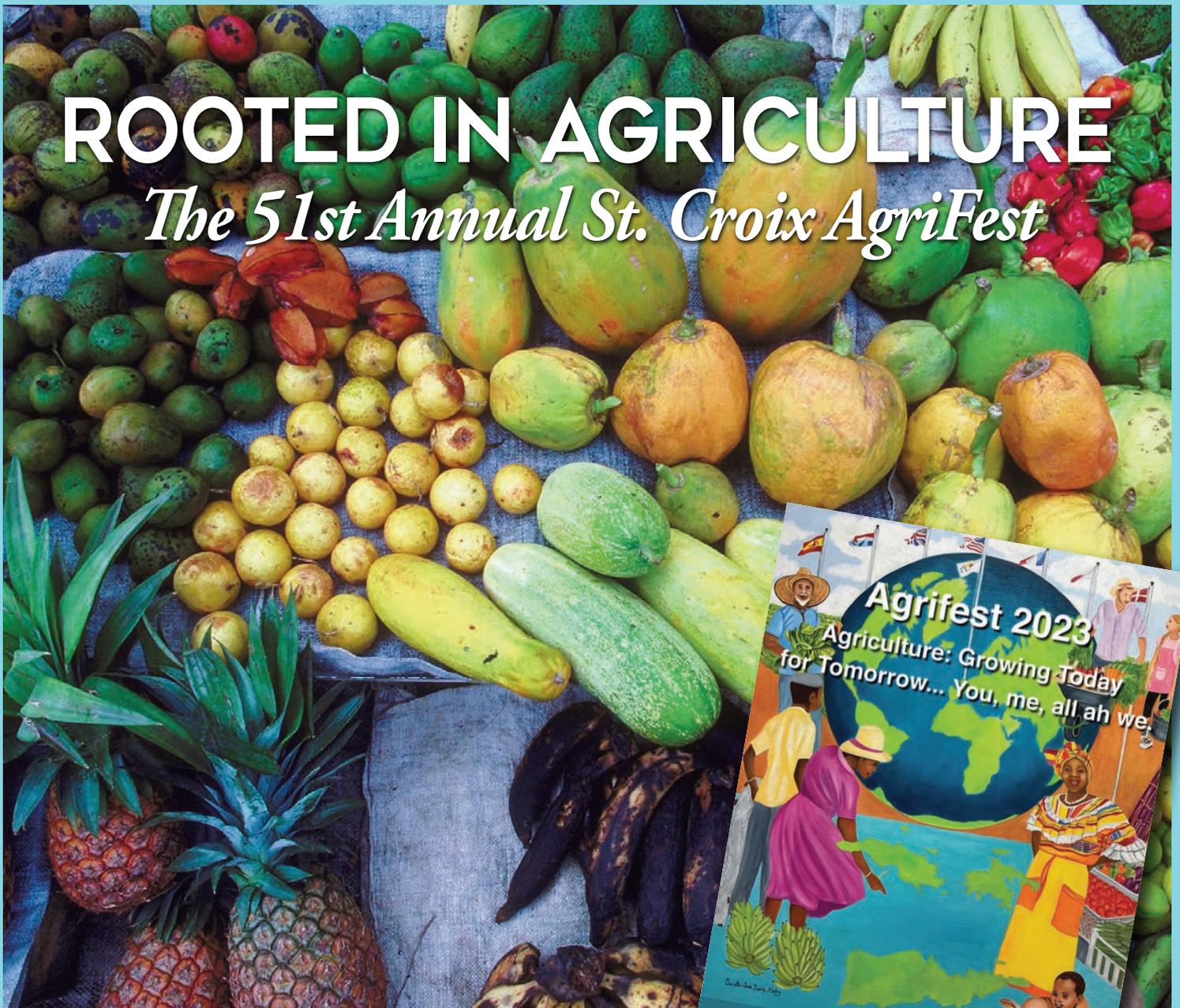
Don't forget the sweet treats!

Benjamin's baked goods and sweet treats is where she truly got her start and made her mark in the culinary landscape on St. Croix. Think Cruzan Rum cakes, carrot cake and banana breads and local fruit cheesecakes like passion fruit, soursop and mango. For those wanting locally known sweets, Benjamin makes tamarind and gooseberry stews, tamarind balls, coconut and peanut sugar cakes and the sweet treat the U.S. Virgin Islands is known for – fruit tarts in coconut, guava and pineapple flavors.

To get a taste of Peachy's Pantry, you can visit her Facebook page at www.facebook.com/PeachysPantry where you can purchase her cookbooks, order local treats for shipping or arrange for catered services delivered to your home.

ROOTED IN AGRICULTURE

The 51st Annual St. Croix AgriFest



St. Croix's ever popular Agriculture and Food Fair, also known as Agrifest, has returned with its 51st installment and back to its former glory! Since 1971, this three-day agricultural festival has attracted attendees from all over the world to the island to experience everything rooted in agriculture from locally grown fruits and vegetables to livestock, arts and crafts and local cuisine. Agrifest has returned to its original February dates which occur over President's Day weekend. In prior years, devastating hurricanes and the recent global pandemic resulted in the event being postponed to Memorial Day weekend. The 2023 Agrifest will take place from Saturday, February 18th through Monday, February 20th at the Rudolph Shulterbrandt Agricultural Complex in Estate Lower Love. This year's theme is "Agriculture: Growing Today for Tomorrow... You, Me, All Ah We... in 2023." As food security becomes an important topic within the Virgin Islands community, the theme shines a light on our need to focus on food sovereignty for locals and residents of the territory.

The rich, cultural experiences of St. Croix's AgriFest are centered around the four F's: food, fun, family and friends. Upon entry onto the fairgrounds, a myriad of captivating sights and invigorating smells welcome you with spirited delight. On the west side of the fairgrounds in the main exhibition hall is where the farmers market is held. This is where attendees will see an assortment of fruits, vegetables and spices with an assortment of plants on display and many available for sale. Several exhibits sponsored by local schools, youth groups, the Virgin Islands Department of Agriculture, and the US Department of Agriculture can also be found on display.

There is no shortage of fun activities for Agrifest-goers. The livestock exhibits feature goats, chickens, rabbits and peacocks. Stop in at the petting zoo for an up-close-and-personal time with island wildlife, have your little one ride a donkey or enjoy one of the carnival rides for an extra dose of fun. Give your ears a treat with the sweet-sounding tunes from local musicians performing throughout the day and learn something new at any of the informational booths throughout the fairgrounds educating attendees on a variety of agriculture-focused topics.

"This is a true Virgin Islands reunion," said U.S. Virgin Islands Department of Agriculture Commissioner Positive T.A. Nelson. "This is where you see it all – our traditions, our food, and our people." Get your fill of local delicacies: one-pot dishes like kalaloo, red peas soup and crab & rice, sweet treats such as gooseberry and tamarind stews, tamarind balls, vienna cake and butter cookies and hearty plates of roast pork, stew chicken and conch in butter sauce with the crucial Crucian trimmings of season rice, baked macaroni and cheese, coleslaw and potato stuffing. Pair your meal with a tall glass of tamarind juice, bush tea lemonade, ginger beer, peanut punch or passion fruit juice. Come out and celebrate the 51st annual VI Agrifest from February 18th to February 20th. Admission is \$6 Adults, \$5 Seniors, \$4 Children 12 and under; Three days passes are available for \$12 Adults, \$10 Seniors, \$8 Children 12 and under. The fair will be open daily from 9 a.m. to 6 p.m. For more information, visit <https://viagrifest.org/>.

THIS MONTH'S FEATURED PROPERTIES

LUXURY



5 B, C & D MONTEPELLIER | MLS 23-90 | \$2,650,000

Impressive private Estate on 4+ acres located in Estate Montpellier overlooking Salt River and Caribbean Sea with views all the way to the BVI's. This grand house boasts 4 bedrooms, all with en suite bathrooms. A well appointed kitchen overlooks the dining and living rooms with views of the arc shaped pool and beyond. Multiple lookout gazebos are located all over the estate to take in the views and the breeze. On the lower level is a very large one bedroom apartment with full kitchen, living room and private deck and gazebo. Additionally there is a garage, large generator, storm shutters, a well and fruit trees.

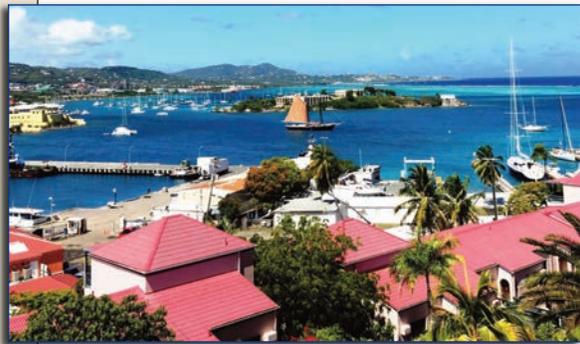
Listing courtesy of Bry Locher & Kelly Odom

RESIDENTIAL

79 ENFIELD GREEN | MLS 22-1989 | \$744,900

Beautiful spacious 3BD, 4BA home located across from the turquoise waters of St Croix's South Shore. Built in 2017, this sturdy home boasts large bedrooms, all with their own baths and walk-in closets. The expansive main room has an open concept kitchen and plenty of space for entertaining and relaxing. Besides being able to walk across to the beach, there is also a wonderful sun and moon deck above the house! Enjoy new split air conditioners, a 25KW diesel generator, and new solar panels that reduce the energy bill significantly.

Listing courtesy of Isabel Brady



120 SCHOONER BAY | MLS 23-169 | \$339,000

Stunning sunsets from this lovely remodeled condo overlooking Christiansted Harbor! The most desired building in a resort setting with two pools, BBQ grills and a tennis court. Amazing views with lights across the North Shore to St. Thomas and St. John. Walk to Gallows Bay and historic downtown Christiansted for many fine restaurants and shoppes or take a short ferry ride to Hotel on the Cay for white sandy beaches. Automatic Back-Up generators. Successful rental history.

Listing courtesy of Mindy Dice & Joe Thayer

CONDO

LAND

293 LA GRANDE PRINCESSE MLS 23-190 | \$48,000

This is the perfect lot for that dream home you have always wanted to build. It has a very flat building site with outstanding sea views, and cool breezes are a constant. This is a small quiet neighborhood with pretty homes and lots of beautiful gardens and trees.

Listing courtesy of Debby Babb



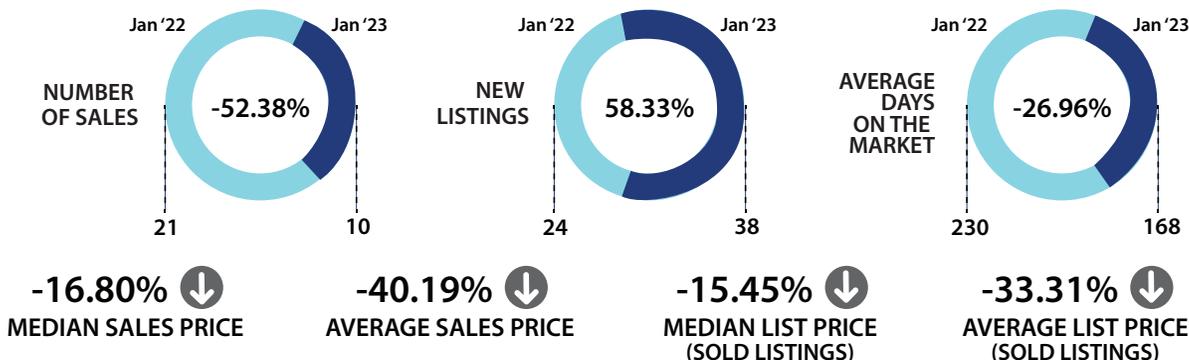
110 ET AL CANE BAY | MLS 22-1080 | \$7,800,000

This is your opportunity to own a piece of one of the most beautiful beaches on Island. Most people on St. Croix are familiar with the great food and atmosphere at The Landing Beach Bar at Cane Bay, but the true hidden gem is the amazing property where this great restaurant is located. Over 100 acres zoned R1&R3, property includes 12 vacation rental units, campground spots, not to mention The Landing Beach Bar and Sweet Bottom Dive Center as great anchor tenants as well as prime beachfront property on Cane Bay. Centrally located for visitors from all ends of the Island or just the convenience.

Listing courtesy of Diane Burns

COMMERCIAL

ST. CROIX REAL ESTATE MARKET WATCH



**JANUARY 2023
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.