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# ST. CROIX REAL ESTATE NEWS

JANUARY 2020

## KAYAK SALT RIVER BAY



Photo by Pete Nowicki

With its breathtaking views and natural surroundings, St. Croix is a nature lovers paradise. Yet there are more ways to experience our island's natural beauty beyond beaches and hilltops. Discover St. Croix from the water and there's a whole new world waiting for you.

One of the easiest and most family-friendly ways to see St. Croix from the water is by kayak. The Salt River Bay area is ideal for kayaking, so it's no surprise that it's home to several kayak companies who offer guided tours and self-guided kayak rentals.

Salt River Bay is also home to a bioluminescent bay, or bio bay. This natural occurrence, caused by the presence of bioluminescent microorganisms, treats nighttime kayakers to a spectacular light show courtesy of Mother Nature. Ryan Wadkins, owner of Sea Thru Kayaks VI, which specializes in bio bay tours, says, "The best time to see the bio bay is when the moon is less than half full," because the light of the full moon washes out the bioluminescence.

Salt River Bay is one of four National Natural Landmarks on St. Croix due to its outstanding biological and geological resources (the others are Green Cay, Sandy Point, and Vagthus Point). The bay is surrounded by mangrove trees, which help to keep the waters calm. That makes it an outstanding location to kayak, day or night.

Enjoy the serenity and beauty of St. Croix from the water with a kayak outing. We guarantee you'll see St. Croix from a whole new perspective.

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

### Message from Bry...



*Bry Locher*

Happy New Year! The warmth of the holiday season is still with us in St. Croix. In December, we welcomed back triathletes for the 31st annual Beauty & The Beast Triathlon, an event that brought over 150 athletes and their families to the island. Our holiday celebrations started with the first "Ah Glow in the Park," that included the lighting of the traditional Inkberry tree. The month flew by with a calendar full of events including the "Meet Me Under the Mistletoe" gala and "Christmas Spoken Here" both at the Botanical Garden of the Virgin Islands, the annual boat parade in downtown Christiansted, and an "olde-tyme" lighted lantern parade, also downtown. Then, of course, it was our annual Crucian Christmas Festival with events island-wide. It's a great time to be on St. Croix.

St. Croix's own Caribbean Community Theater is back for the season, now in its 35th year. Starting later this month and into February you can enjoy a night out and see our local actors in action at the musical *The Spitfire Grill*. Treat yourself!

For many, the New Year means stepping up our commitment to fitness. We know we've got it a little easier than most when every morning we wake up to blue skies. Get inspired by runners taking part in the annual Fort-To-Fort Run, a 15.5 mile run between Fort Christiansvaern and Fort Frederik on January 19, or the St. Croix Scenic 50 Run on a 50 mile or 50K route on January 25.

We welcome you to our Coldwell Banker St. Croix Realty offices in Christiansted and Frederiksted. We look forward to meeting you!

*Bry*

Bry Locher, Managing Broker  
Coldwell Banker St. Croix Realty



EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED



# SEA WALLS ST. CROIX



Photo Courtesy of Sea Walls St Croix

Last month a team of local and international artists descended on St. Croix to raise awareness of the importance of protecting our local waters, the Caribbean Sea and the world's oceans.

The artists here were selected to be part of the Sea Walls: Artists for Oceans project. The initiative is a public art program sponsored by the PangeaSeed Foundation, where artists create large-scale public murals that address pressing environmental issues that the oceans are facing.

On St. Croix, artists created 11 murals around the island with themes celebrating St. Croix's culture and beauty, to marine life, to inspiration.

Clean Sweep Frederiksted Founder and Executive Director Virginia Clairmont successfully secured St. Croix a coveted spot on Sea Walls' 2019 project schedule in late 2018. Even though St. Croix is a small market compared to other Sea Walls cities such as San Diego and Toronto, Clairmont believed that St. Croix was the perfect location for the project, adding that the event "Was an opportunity to add vibrancy and peace to St. Croix."

Clairmont says, "So many conversations about conservation are at the academic level. Introducing the Sea Walls project on St. Croix was a way to have that conversation at the grass-roots level." To sup-

port the 10-day effort The Caribbean Museum Center for the Arts hosted a variety of events including an ocean advocacy exhibition, film screening, sustainability symposium, community paint, after-school art and STEM program, lionfish fry, and a meet-and-greet with Executive Director of the PangeaSeed Foundation, Tre' Packard.

The murals are designed to serve as educational tools and conversation-starters, raising awareness about the importance of protecting our natural resources.

Two St. Croix artists were selected to participate in the project, Macallan Durkin and Carolyn Roblyer. Durkin's mural is at Claude O. Markoe Elementary School and Roblyer's mural is on the Frederiksted Pier.

While the majority of the murals are in Frederiksted, there are two in Christiansted and one at the airport. Clairmont encourages artists to keep beautifying the island. "St. Croix is a great opportunity if you want to be a muralist," she says. The project has more than just artistic benefits. "If Frederiksted does well we all do well."

The St. Croix murals are now part of Sea Walls' 350+ murals worldwide. For a map of the St. Croix mural locations, visit <http://bit.ly/SeaWallsStCroix>.





“**E**veryone’s fitness quest starts somewhere...why not here?” says iCycle owner Alex Worede. Born and raised on St. Croix, Worede knows that this is the time of year many of us are resolving to make more time for exercise, despite juggling a busy schedule. Fortunately her Christiansted cycling studio is just the place to help you find a new passion and get fit in 2020.

iCycle is a boutique cycling studio located in the Pan Am Pavilion. iCycle is proud of its inclusive, motivating environment where everyone succeeds. “We support each other,” says instructor and Coldwell Banker Realtor Corinne King. “Whatever your fitness level, there’s a class for you.” No matter the class, riders can go at their own pace, get their cardio in and leave motivated and energized.

King recommends that beginners start with a Saturday morning beginners ride, where instructors spend extra time focusing on form and proper bike set-up. After that, riders can explore different classes to find an instructor, style, and music that suits them best.

Worede opened iCycle in November 2017. At the time there was no question that “People needed an escape, and that’s exactly what we provide,” she says. “Classes are limited to 15 riders and are held in a dark room so participants can come in and not be distracted by phones, traffic or daily life. It’s a 45-minute escape, 45 minutes to yourself.”

iCycle also offers a Wednesday morning Power 20 class where riders go as hard as they can for 20 minutes. There is no warm up or cool down – just 20 minutes of intense cycling. “Inspired by the Mom, for the Mom,” says King, who recently gave birth to her first child.

## GLOBAL REACH, LOCAL ROOTS

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.

*“...It’s a 45-minute escape, 45 minutes to yourself.”*



**Corinne King**

King adds, “What makes iCycle successful is that it’s a great team. All instructors and clients are part of the iCycle family. People bring their friends, meet their friends there, make new friends, and leave feeling good about themselves. It’s a welcoming, family environment.”

iCycle has 5- and 10-session package plans. A monthly membership, which includes any and all classes, is \$120. An open gym session (no instructor) is \$5 and a single instructor-led class is \$10. No matter which option you choose, you can go at your own pace. That’s the beauty of iCycle – like St. Croix, there’s something for everyone.



# THIS MONTH'S FEATURED PROPERTIES

## 7A, 7B, 7G CONCORDIA | MLS 19-1919 | \$1,590,000

Enjoy Caribbean living at its finest! This spectacular home is situated on 2.4 acres and offers breathtaking views of Salt River and the North Shore that! Enjoy amazing proximity to the water, continuous Caribbean breezes and lush landscaping with peaceful privacy. The 3BD, 4BA main home features beautiful vaulted ceilings and lovely finishes. You will find special touches and updates throughout. The apartment below was completely remodeled and has a fully updated kitchen with a washer/dryer and plenty of storage space. Don't forget the gorgeous ocean view from the private patio. There is plenty of parking and the gated home comes equipped with 25 solar panels and net metering.

*Listing courtesy of Brooke Myers*

## 124 LA VALLEE | MLS 19-1580 | \$728,000

Fantastic sea view from this lovely home with pool and apartment. See neighboring islands from multiple rooms in the house, the pool, and upper and lower balconies. Main house has two master suites. The high-end kitchen has beautiful cabinetry that continues throughout the home. A nice loft overlooks the open floor plan of the dining room and living room and there is a huge attic. Apartment on lower level has living room, kitchen and bedroom with incredible views. Home is surrounded by multiple outdoor seating areas with both outdoor stairs and elevator.

*Listing courtesy of Diane Burns*

## D7 GENTLE WINDS | MLS 19-1172 | \$349,500

Lovely 2BD, 2BA condo at Gentle Winds on St. Croix's North Shore. This very well cared for condo has a delightful open floor plan plus a screened-in porch off the living area as well as a bonus sun room! A new central A/C system was installed two years ago. Walk across the lawn to the seaside freshwater pool, the white sandy beach and of course the beautiful Caribbean Sea.

*Listing courtesy of Jill Cherubin*

## 123 CATHERINE'S HOPE MLS 19-1655 | \$93,000

This is the one! Breathtaking views of the Caribbean Sea and the St. Croix Yacht Club harbor. Watch the boats go by! Neighborhood with concrete road. Newly cleared. 0.5 acres.

*Listing courtesy of Kelly Odom*

## AMBROSIA GARDENS | MLS 19-1568 | \$850,000

Thriving landscaping business on 3 fenced acres! Ambrosia Gardens, LLC in operation since 2002, has an excellent reputation for plant care and design creativity with an extensive client list of maintenance services, design and installation of plants, and installation of irrigation systems. The building has an office space, retail space, and studio apartment. Sale includes a shade house, equipment, well, R/O system, and irrigation system. The property has two entrances. Enhance the landscaping business by increasing the nursery and utilizing the retail space. Owners would consider selling the business and land separately.

*Listing courtesy of Chris & Christie Powers*

## ST. CROIX REAL ESTATE MARKET WATCH

### CLOSED SALES COMPARISON :12/31/17-12/31/18 VERSUS 12/31/18-12/31/19

	2017-2018 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2018-2019 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	207	295	\$270,000	194	251	\$318,500 ↑
Condo Sales	112	207	\$167,250	125 ↑	177	\$185,000 ↑
Land under \$39,999	61	352	\$25,000	71 ↑	337	\$27,500 ↑
Land over \$40,000	59	409	\$80,000	73 ↑	377	\$75,000
Commercial	12	394	\$512,500	16 ↑	488	\$465,000

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  
SOLD FOR  
18%  
MORE**

Through December 2019, compared to the same period last year.