



COLDWELL BANKER  
ST. CROIX REALTY

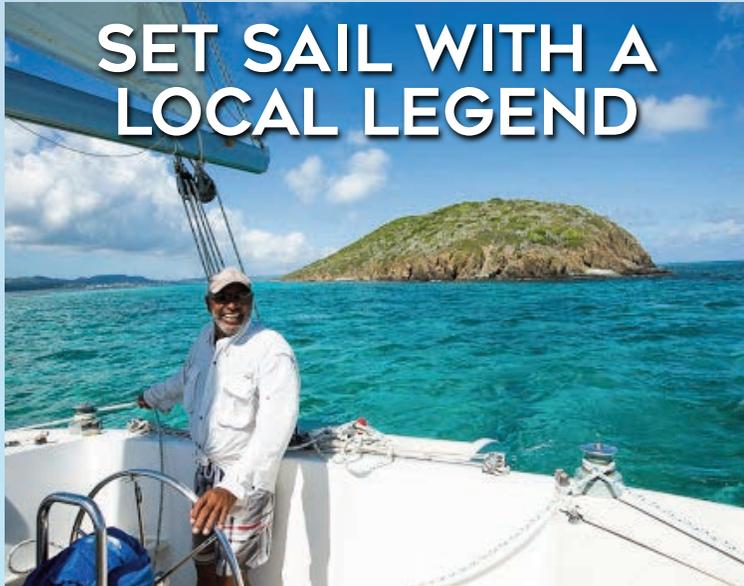
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# ST. CROIX REAL ESTATE NEWS

JANUARY 2022



**S**ail to Buck Island with one of St. Croix's sailing legends aboard Llewellyn's Charter. Considered a Crucian icon by many, skilled sailor and former Calypso King Llewellyn Westerman has welcomed passengers aboard his trimaran vessel since 1979, taking the idyllic journey between Teague Bay and Buck Island Reef National Monument for a one-of-a-kind experience. What makes Llewellyn's Charter stand out from other Buck Island charters is his six-passenger 37-foot performance trimaran, Charis+. With no motor, Lew (what most call him) and his crew set out on the waters for a fast and exciting voyage. Seeing them in action as they operate a true sailboat complete with raising the sails and gliding through the smooth, sleek Caribbean waters adds an enhanced level of delight to the outing.

A third-generation sailor, Westerman prides himself on his finetuned navigation skills on the water. "I've been on the water since I could remember myself," said Lew. As a young boy growing up in Nevis, he would organize boat races in the water drain after heavy rains. "We would make makeshift boats made of leaves, sticks and whatever else we could use and race our boats." He revealed his first sail on the water was on a 12-foot boat. He graduated from that smaller vessel and added a few feet onto his current boat. "For years, I handled Charis+ by myself with no help." After losing his right leg three years ago due to poor circulation, Westerman didn't let this stop him from doing what he loves the most – singing and strumming his guitar and sailing.

A lover of poetry from youth, Westerman fell in love with the calypso music he would hear on the radio. "Calypso is poetry with music," he said. When he arrived on St. Croix in 1960, he befriended a local calypso artist who convinced Westerman to write his own material. Once he started

*Scroll down for more*

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



Bry Locher

**H**appy New Year to friends, colleagues and partners of Coldwell Banker St. Croix Realty! Can you believe that 2022 is already here? The new year on St. Croix is usually anchored with the celebrations of our Crucian Christmas Festival with street parades, live music and local foods at our festival village and much more. We were hopeful about finally seeing a scaled down return of these festivities but the recent rise in COVID-19 cases across the globe forced these events to be cancelled. Nonetheless, we are thankful for the opportunity to usher in the new year with a renewed sense of hope for the days ahead.

Temperatures are dropping significantly in the mainland which means visits to the island are at an all-time high! The U.S. Virgin Islands was recently featured in United Airlines in-flight magazine, *Hemispheres*. The multi-page spread highlighted a few notable local businesses on St. Croix and shared how to spend three (3) perfect days in the territory. I'm sure this recent magazine feature played a part in persuading visitors to finally book their trip to St. Croix to see what life on our charming island rock is all about.

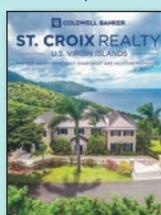
This month, I am happy to share a few hidden gems that will make your visit to the island even more amazing than you could have imagined. From a non-motorized sail to our most cherished landmark to an authentic local treat with longstanding roots, there's something for everyone in the next few pages sure to pique your interest.

Are you visiting St. Croix soon? If so, you're likely to start dreaming of a tranquil life here either part-time or full-time. With several exceptional properties available, our team would be happy to share them with you in hopes of getting you on the path to homeownership in the Caribbean. Let us work with you to find your dream home on St. Croix. Give us a call today.

The team and I would like to extend warm Crucian wishes to you and yours for a safe, healthy and prosperous 2022!

*Bry*

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



EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

## LLEWELLYN'S CHARTER

*continued*

writing his own music, Westerman won his first calypso competition in 1983. He went on to record several albums – many still found at local music stores like Riddims in downtown Christiansted. Guests of Llewellyn's Charter are often treated to the sweet sounds of his guitar accompanied by his smooth melodic voice. "I love singing for my guests and sharing all the stories of St. Croix. I've been here a long time and I could write a volume of books!"

Reserve your spot on this custom-built trimaran sailboat for an unforgettable day of sailing, snorkeling and swimming in the crystal blue waters of the Caribbean Sea. Call 340.773.9027.



Llewellyn Westerman

# STAY COOL WITH ARMSTRONG ICE CREAM

*Authentic Crucian Flavor Rooted in History*

Armstrong Ice Cream is a family owned and operated business on St. Croix that has been around for 122 years and counting. The earliest record of Armstrong Ice Cream dates back to 1900 when the family matriarch, Minerva Petersen, would push a wooden cart down King Street in Frederiksted selling cool, creamy treats. Using an old homemade Danish recipe, it's no surprise when Danish visitors to the island get an instant rush of nostalgia. With just one taste, they are immediately reminded of their childhood days in Denmark. This third-generation ice cream purveyor is currently operated by Cedric Armstrong who took over the business from his father, Ivan, in 1991. "I'm proud to carry on the family tradition," said Cedric. "Ice cream is what we're known for."

What started in a wooden cart transferred to a bicycle until the early 1960s when Ivan bought his first car. A 1955 Chevrolet is where he sold ice cream from the trunk at events of all sizes. After meeting his wife Irenia at a dance, the Armstrong family bought a house in 1963 where they set up a makeshift shop selling their old-fashioned hand-cranked ice cream from their home. In 1970, Ivan purchased an electric powered batch freezer to aid in producing more ice cream in less time to meet demand. They also purchased a truck and sold their ice cream every Saturday under the large mahogany tree at the curve in Queen Mary Highway where Sunny

Isles Shopping Center is today. You can still find the truck in the same spot most Saturdays selling their famous ice cream flavors. In May 1996, they opened their storefront in Estate Whim and added a deli component that serves burgers, grilled sandwiches, wraps and breakfast items like pancakes, eggs, French toast, bacon and more.

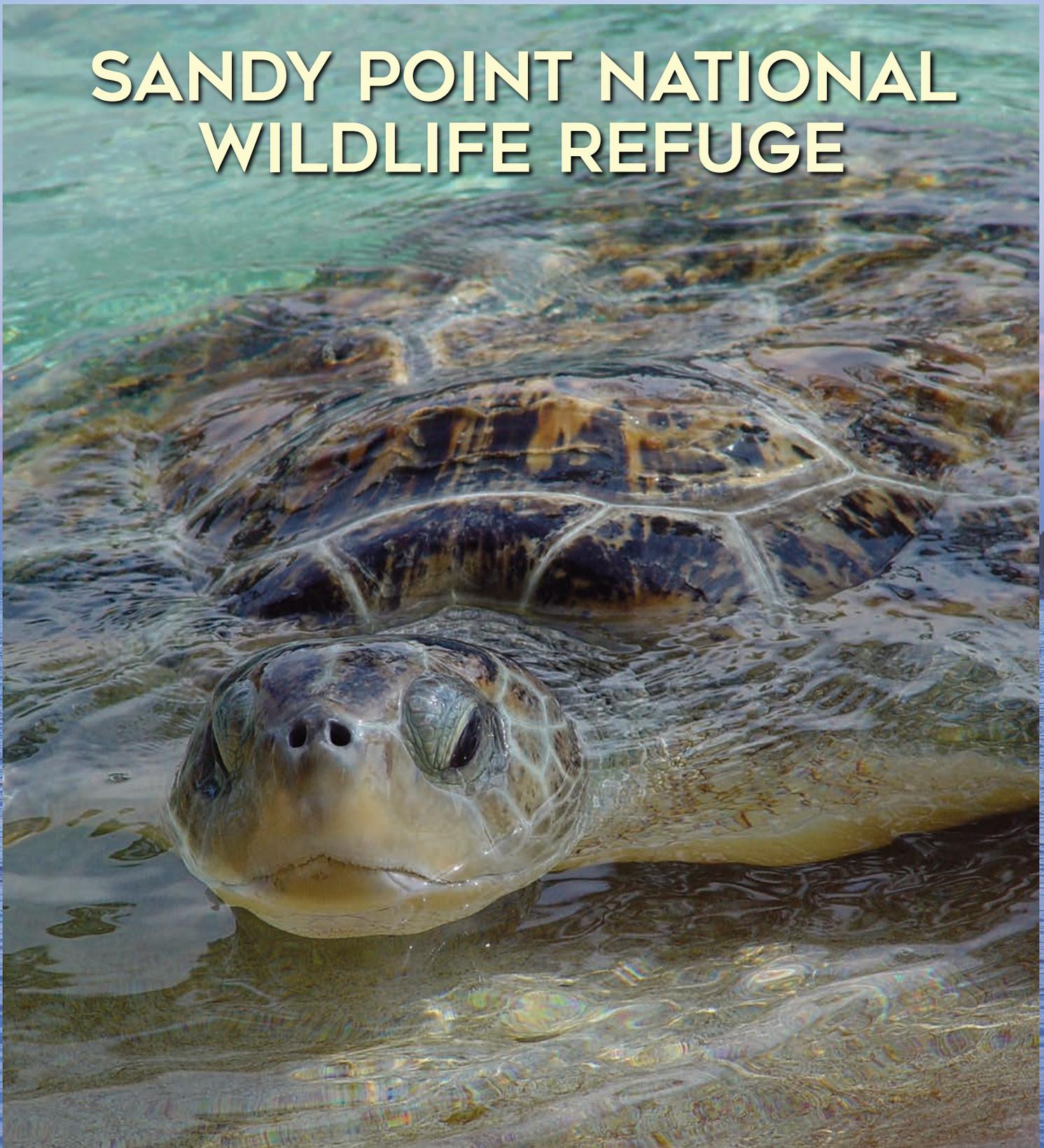
Many wonder what makes Armstrong's Ice Cream unique. "The special homemade custard base is what makes our ice cream creamy and flavorful," said Cedric. Additionally, their natural flavors are made with ingredients found on St. Croix. If it grows on the island, you will most likely find it in ice cream form at Armstrong's. While some flavors can be found almost anywhere else in the world, their seasonal flavors are what sets them apart from ice cream shops around the world. Gooseberry, their best-selling flavor, is made with a small tart fruit typically made into a sweet, decadent stew. Mango, guava, soursop,

pumpkin, passion fruit and guavaberry are their seasonal flavors that customers patiently wait for each year. Other popular flavors such as almond, banana, peanut, ginger nut and coconut are more readily available year-round.

Visit Armstrong Ice Cream at 78-B Whim in Frederiksted on Centerline Road. They are open from 7am to 7pm Tuesday to Friday, 8am to 7pm on Saturday and 11am to 6pm on Sunday. On Saturdays, you can find them in the Sunny Isles Shopping Center from 1pm to 5pm, or until supplies last.



# SANDY POINT NATIONAL WILDLIFE REFUGE



No visit to St. Croix is complete without spending a weekend day on the island's west end at Sandy Point Beach. The official name of the beach is Sandy Point National Wildlife Refuge (NWR) and has the longest continuous beach in the USVI. Breathtakingly stunning, this two-mile long stretch of sandy white beach is one of the longest in the Caribbean with crystal clear blue waters and some of the best water views on island.

Established in 1984, Sandy Point NWR covers 383 acres that provides a critical nesting habitat for three species of federally threatened and endangered sea turtles: the leatherback, hawksbill and green sea turtle. The initial land purchase was specific to protecting nesting habitats of endangered leatherback sea turtles, the largest sea turtle species in the world.

The Refuge objectives are to:

1. Conserve, enhance, restore and protect native wildlife populations and habitat.
2. Conserve and protect cultural resources.

3. Provide environmental education and interpretive opportunities.
4. Support the National Park Service's commitment to implement and carry out sea turtle recovery plans.

In 2021, Sandy Point saw 81,668 green turtle hatchlings, 665 adorable leatherback hatchlings and 22,138 baby hawksbills. These numbers are recorded thanks to the non-profit organization St. Croix Sea Turtle Project that works in collaboration with the U.S. Fish & Wildlife Service (USFWS). They focus on sea turtle research and conservation and supporting students interested in marine biology.

As the largest leatherback nesting population within U.S. jurisdiction, Sandy Point NWR is a federally protected site. Visitors must take great care when visiting the Refuge to ensure its longevity. It closes seasonally from April 1st to September 1st to protect the nests and hatchlings of the endangered leatherback sea turtle. It is open the remainder of the year on Saturdays and Sundays from 10am-4pm.

# THIS MONTH'S FEATURED PROPERTIES

RESIDENTIAL



## 133 COTTON VALLEY | MLS 21-1866 | \$749,000

Dramatic Setting. Beautiful 3BD, 2BA home with a 2BD, 2BA apartment situated on a hilltop with splendid Caribbean Sea views! All new windows and doors with impact resistance glass. New A/Cs in all bedrooms, along with a washer/dryer in both house and apartment. Solar has 12 panels and generates 750 KW a month with 100 gallon remote fill diesel tank. Apartment also has sweeping sea views and great outdoor space.

*Listing courtesy of Lorine Williams*

## 14 BOETZBERG | MLS 22-13 | \$324,000

Sweet small 2BD, 2BA house in excellent condition near Christiansted! A large car port has enough room for a car and outdoor seating. This gem of a house has been meticulously maintained by local craftsman and both bathrooms have been remodeled. Energy star washer, dryer, and AC unit in one bedroom give an average WAPA bill of \$200 + \$80 water. Large cistern has no pump and has not been used. Multiple long windows throughout the house capture the breeze. Fruit trees include large hog plum tree. An unfinished additional building space behind the house has steel beams with a corrugated roof. Free trash pick up and home-delivered mail.

*Listing courtesy of Chris & Christie Powers*



## 329 MILL HARBOUR | MLS 21-1912 | \$239,000



Come checkout this 3BD, 3BA nicely maintained top floor unit. There are 2 bedrooms and 2 baths downstairs and the master suite and bath is upstairs. This is a gated beachfront complex with fantastic pool and restaurant. The grounds are well maintained with mature trees and lots of flora and fauna. Great short and long term rental potential.

*Listing courtesy of Sharon Thayer & Mindy Dice*

## TIRES FOR LESS | MLS 22-37 | \$2,500,000

This is an outstanding investment in today's market. The building, complete inventory, and amazing good will comes with the price. This business wholesales Tires and Batteries to many of the tire companies on island. Tires For Less has numerous government contracts, sells and handles fork lifts, has room to expand, and is in the heart of the commercial district with Centerline Road frontage.

*Listing courtesy of Debby Babb*



## 41 SEVEN HILLS | MLS 19-377 | \$69,000

Lovely East End homesite of .70 acres with a terrific panoramic sea view across the valley and including Green Cay island. Paved roads and only ten minutes to Christiansted town!

*Listing courtesy of David Fedeles*



## ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON: 12/31/19-12/31/20 VERSUS 12/31/20-12/31/21

	2019-2020 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2020-2021 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	167	262	\$349,000	218 ↑	273	\$488,000 ↑
Condo Sales	84	197	\$235,000	160 ↑	197	\$251,250 ↑
Land under \$39,999	76	363	\$29,000	56	424	\$29,000
Land over \$40,000	79	303	\$60,000	132 ↑	389	\$75,000 ↑
Commercial	10	411	\$350,000	22 ↑	365	\$494,500 ↑

The Good News...

**HOMES  
MEDIAN  
PRICE  
INCREASED  
40%**

Through December, 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.

RESIDENTIAL

COMMERCIAL

CONDO

LAND