



ST. CROIX

REAL ESTATE NEWS

ColdwellBankerVI.com | Info@ColdwellBankerVI.com | 340.778.7000

5030 Anchor Way #12
Christiansted, VI 00820

JANUARY 2023

DELIGHT IN CRUCIAN FLAVOR AT ZENY'S RESTAURANT

Get a delicious fill of flavor at a St. Croix restaurant that's been in business for almost 30 years! Zeny's Restaurant originally opened its doors in 1996 on Company Street in downtown Christiansted. Named for its owner Zenaída Nunez, Zeny's Restaurant is described as a Latin-infused restaurant serving the best in Latin and local foods. Open seven days a week, customers can find hearty dishes like stew chicken, conch in butter sauce, chicharron, stew beef, roast pork, mofongo and much more.



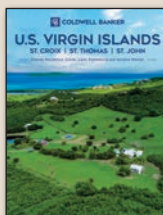
Photo by Anquanette Gaspard

After several visits to the island, Zeny moved to St. Croix in 1989 after she fell in love with the scenery and the people. She always had a love for cooking which led to her opening her own restaurant after living and working in St. Croix for some time. Local people recall eating at Zeny's for more than twenty years, heralding her food as consistently delicious. In 2015, the Company Street building that her restaurant occupied was sold and she relocated within days to her current location on King Street. "My customers kept asking me if they could come to my house to get food and I knew I had to find another place quickly!" Thankfully, her current location was vacant; she moved swiftly to get her restaurant operations in place to continue feeding the masses on St. Croix.

Guests can always expect great food and kind service at Zeny's Restaurant. Oftentimes, Zeny herself is busy behind the counter taking phone and in-person orders, readying the plates for pickup or serving dine-in customers. Her calm and pleasant demeanor adds a level of comfort to the food, making the experience at the restaurant even more satisfying. According to Zeny, her famous Zeny Plate consists of chicharron – breaded chicken pieces – with fried tostones. "It's what the people like – all of my chicken they love," she expressed with a jovial smile. "The stew chicken is definitely the best seller, for sure."

Visit Zeny's Restaurant at 15 King Street in downtown Christiansted, open seven days a week from 11am-8pm. Call ahead to place your order or dine in; 340.773.4393.

This newsletter written by Anquanette Gaspard
agaspard@cruzanfoodie.com



Message from Bry...



Bry Locher

Happy New Year to friends, colleagues and partners of Coldwell Banker St. Croix Realty! I can't believe 2023 is already here. St. Croix was buzzing these past few weeks as we celebrated our first in-person Crucian Christmas Festival after two years. We also welcomed a longtime guest back to the island – the President of the United States! His visit placed a discernable spotlight on St. Croix and ushered in an influx of guests including the White House Press Corps, representatives from various news outlets and the Secret Service. To say the energy on the island was electrifying would be an understatement! With this dynamic start to 2023, we are excited about what this new year will bring to our island paradise.

Extreme weather throughout the mainland from bone-chilling temperatures to sweeping rains means visits to the island continue to remain at an all-time high. The U.S. Virgin Islands has received top honors from several prestigious media companies for 2023 and accolades for a successful 2022. *Porthole Cruise and Travel Magazine*, *Yahoo! Life* and *Frommers* all underscored the territory for its ease of travel and new developments. *Condé Nast Traveler* highlighted the USVI as one of the Best Places to Go in 2023; *Travel + Leisure* ranked USVI as one of the 50 best destinations to travel to thanks to our beach vibes. I'm confident these recent magazine features will result in an even busier year of travel to the island, and we're thrilled to share St. Croix with new and returning visitors in 2023.

This month, I am happy to share a few hidden gems that even locals have missed out on in the past. From an established St. Croix restaurant to a thrilling hiking adventure that rewards visitors with two of the island's most pristine and stunning stretches of sand and sparkling Caribbean waters. I'll also offer a recap of our latest Crucian Christmas Festival to offer a glimpse of this magical time on St. Croix.

If you are visiting St. Croix soon, you're likely to start dreaming of the next chapter of your life here either part-time or full-time. Single-family homes, condos, land and commercial properties are in high demand right now; our team would be happy to share them with you in hopes of getting you on the path to real estate ownership in the Caribbean. 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 2023!

Bry

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

GO THE DISTANCE AT JACK & ISAAC'S BAY

Photos courtesy of GoToStCroix.com



Picturesque beach, smooth white sand and turquoise waters as far as the eye can see are a handful of rewards one receives when deciding to hike to Jack & Isaac Bays. Located on the southside of the extreme eastern edge of St. Croix, the once hard-to-get-to bays have been made accessible thanks to a variety of local and federal environmental groups that came together to officially establish The Jack and Isaac Bay Preserve. Covering 301 acres, the Preserve protects the entire eastern tip of the island and its surrounding reefs and marine ecosystems.

Hiking the series of low-impact trails to arrive at Jack and Isaac Bays is a must for those wanting to explore the captivating outdoors of St. Croix. These easy-to-find trails are located right before you arrive at the Point Udall Millennium Monument that identifies the easternmost point of the United States. A small parking area is located at the start of the trails. Get there early to beat the heat of the afternoon sun and score a parking spot. To the right of the parking area is where the adventure of the trails begins.

FOR YOUR SAFETY, WE OFFER THE FOLLOWING TIPS FOR THIS AND ANY OTHER HIKE YOU VENTURE OFF TO:

- ✓ Do not hike alone
- ✓ Bring sunscreen, sunglasses, hat, insect repellent, first aid kit and a camera
- ✓ Proceed only if physically fit enough to complete a hike safely
- ✓ Leave car doors unlocked and windows slightly turned down to deter theft
- ✓ Avoid hiking during the hottest part of the day
- ✓ Do not leave any valuables in your car
- ✓ Wear appropriate footwear
- ✓ Take any trash with you
- ✓ Bring sufficient water and a light lunch
- ✓ Have fun and be safe

The pathway is easy to navigate with nice, cool breezes to keep sweating to a minimum. With the hills to your left and the crashing surf to your right, you will happen upon East End Bay first. This bay's rocky shoreline and rough surf is why you'll best appreciate it from afar and continue along the path to Isaac Bay. Look for informational signs along the way pointing you in the right direction. Continue west along the trail until you find a stairway to heaven of sorts. A quick descent will lead you to the soft, sandy shoreline of Isaac Bay.

Spend some time here splashing in the clear waters or if you've brought snorkeling gear, explore the sea life under the surface. Head to west end of Isaac Bay and take the connecting trail heading west again. After a few minutes, turn left on a side trail to the beach where another directional sign will lead you to Jack Bay. Here you can enjoy more fun in the sun as there is little to no shade on the beach or along the trail. Before the height of the island heat rolls in, head back to the parking area to the car and settle in for the ride back home. Plan to spend about 2-3 hours enjoying your time at Jack and Isaac Bay Preserve.



70TH CRUCIAN CHRISTMAS FESTIVAL RECAP



Photo by Anguanele Gaspard

Crucian culture, music, mas and revelry was on full display for the 70th Crucian Christmas Festival 2022-2023! After a two-year hiatus caused by the global pandemic, the festival returned with in-person events ranging from beauty pageants, food festivals, parades and much more.

Events kicked off on December 11th with the highly anticipated Princess & Duchess pageants followed by the Miss St. Croix Pageant. Zy'Naii Prentice and Je'Talia Hanley were crowned Festival Princess and Festival Duchess, respectively, while Rynel

Harris was crowned Miss St. Croix. The Festival Village opened with the richness of Crucian culture on Friday, December 30th with Cultural Night that featured Virgin Islands Ambassadors including Stanley and the Ten Sleepless Knights quelbe band, Jam Band, Instylez The Band, and newly crowned Festival Princess and Duchess and Miss St. Croix. Village attendees also saw a colorful display of local USVI madras in a lively fashion show while reveling in the magic of Crucian culture.

The Calypso and Soca Monarch competitions saw the best of the best in local music vying for their respective titles. Each night of the festival village carried various themes that highlighted reggae, latin and soca music featuring local and international artists performing for all

in downtown Frederiksted. The foreday morning event known as j'ouvert took place in the wee hours of January 5th where revelers danced in the streets of Frederiksted from 5am. For those who still had energy, the Food, Arts and Crafts Fair took place immediately

after j'ouvert at the Agricultural Fairgrounds in Estate Lower Love where a sense of community and togetherness could be felt by all in attendance. Local foods and drinks were on sale like fish and fungi, crab and rice, roast pork, kallaloo, tamarind balls, passion fruit juice and sorrel drinks, to name a few.

The Children and Adult Parades were the highlight of the 70th Crucian Christmas Festival where reigning queens, masqueraders, steel pan bands, majorettes, mocko jumbies and quadrille dancers came out in droves to express their indescribable joy due to the long-awaited return of the festival. The closing fireworks after the Adult Parade was the perfect ending to a safe and successful festival season. It left visitor and local attendees, both in person and virtual, making plans to be on island for the 2023-2024 Crucian Christmas Festival. It's never too early to start making plans. We hope you'll join us in the fun at the next Crucian Christmas Festival in December 2023.



Photos courtesy of VI Daily News

THIS MONTH'S FEATURED PROPERTIES



94 JUDITH'S FANCY | MLS 23-3 | \$830,000

Beautiful 4BD home in the gated beach community of Judith's Fancy, has been lovingly updated with new windows and doors, flooring, electrical panel, smart pool with new water-line tiles, and a fantastic large open kitchen boasting tons of storage and counterspace. The fourth bedroom is ideal as a mother-in-law suite, with its own breakfast refrigerator and sink. You will love the comfortable one-level living, the very private pool and close proximity to the beach for morning walks. This home is offered furnished and includes a 14KW propane generator and a "Zero Turn" Mower.

Listing courtesy of Isabel Brady

L
U
X
U
R
Y

3-RD SION FARM | MLS 22-1953 | \$397,000

Wonderful family home on a large corner lot with a fenced yard. En suite bathroom in the primary bedroom. A total of 3 bedrooms and 2 bathrooms with a covered carport, laundry room and storage room. Has an open concept kitchen and living room. Hurricane shutters. A very clean and comfortable home in an easily accessible location. You don't want to miss this one!

Listing courtesy of Bry Locher & Kelly Odom



R
E
S
I
D
E
N
T
I
A
L



5 VILLA MADELEINE | MLS 23-66 | \$425,000

This top-tiered, one-bedroom condo at Villa Madeleine has amazing south shore Caribbean sea views! Because it's high on the hill, this unit gets cool easterly breezes from the north-east and gorgeous views towards the south. The private pool and patio just off of the living room bedroom suite create a perfect tropical living space. The kitchen and bathroom have been updated with new cabinets and beautiful granite countertops. Parking is just a short walk (with no stairs) to your front door!

Listing courtesy of Chris & Christie Powers

C
O
N
D
O

L
A
N
D

25 & 26 MT VICTORY | MLS 23-54 | \$599,000

Spectacular, dramatic and buildable parcels consisting of 14.8 acres on the North side of the West end of St. Croix where the cerulean waters are crystal clear and the beaches are sandy. These private ridge line homesites are ideal for sunset views and are adorned with vibrant greenery and blooming Ginger Thomas. Views span from the West all the way to the Frederiksted Pier and Sandy Point. Parcels may be subdivided.

Listings courtesy of David Fedeles



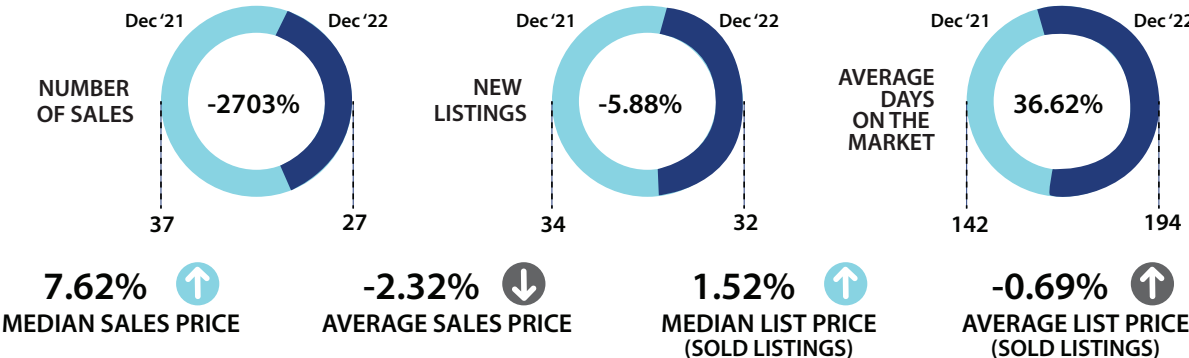
QUIN HOUSE | MLS 23-48 | \$2,200,000

The Quin House, in the heart of Christiansted, is one of the most iconic historic properties in the US Virgin Islands. While it has been restored and meticulously maintained, the property retains its historic architectural features. The property features a romantic courtyard that is enclosed by structures including open air seating and a satellite bar, street level bar with professional kitchen and a 3-story building that has commercial/restaurant space with a half bath on the first level, office space on the second floor with five offices and two half baths, and an upper level 2BD, 2BA condo.

Listing courtesy of Team Land-de Wilde

C
O
M
M
E
R
C
I
A
L

ST. CROIX REAL ESTATE MARKET WATCH



DECEMBER 2022 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.