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ST. CROIX REALTY

ST. CROIX REAL ESTATE NEWS

JULY 2022



I HEART STX FREDERIKSTED'S NEWEST PHOTO BACKDROP

When you're visiting St. Croix, you'll want to add this to your list of things to do while you're here! The three-dimensional "I LOVE STX" sign was recently unveiled to the public in June 2022 as a backdrop for visitors and locals to snap a picture. Spearheaded by the St. Croix Classes of the 80s Inc., the sign was constructed by Lennox Galloway Welding Service and designed by local artist, Lucien Downes. The official Virgin Islands madras pattern has been uniquely incorporated into the "heart" of the sign.

A nonprofit founded in 2008, St. Croix Classes of the 80s Inc includes alumni who graduated during that decade. Best known for its hallmark events like "No Money for Carnival Party" and the "Christmas Throwback Affair," the organization's overall mission is to create educational, cultural, economic, and social outlets for members of its generation. According to president Lydia Rivera, the idea for the sign began three years ago when the organization's board of directors were brainstorming ways to give back to the community in a significant way. "During the pandemic, while we were on lockdown and not able to throw our annual events, we used the time to implement the design, construction, and funding for this long-awaited project," said Rivera. The sign was created "uniquely for St. Croix" to become a "signature component of the Frederiksted landscape." Their hope is that the sign will be the go-to background for photos taken by locals and visitors whenever they visit the Frederiksted area.

The project funding for the sign was made possible through the collective contributions of the following sponsors: Cane Bay Partners VI, LLP, David Johnson, Sorbeterie, VAR Consulting, LLC, V.I. Department of Tourism, and the V.I. Lottery. Other kind donations were made by Colorama, KGP, Omayrie Rivera-Williams, V.I. Council of the Arts, V.I. Department of Planning and Natural Resources, and V.I. Department of Sports Parks and Recreation.

The "I LOVE STX" sign is conveniently located at Frederiksted Beach next to Fort Frederik in downtown Frederiksted. Be sure to visit and snap a pic with your family and friends on your next visit to St. Croix!

This newsletter written by Anquanette Gaspard agaspard@cruzanfoodie.com

Message from Bry...

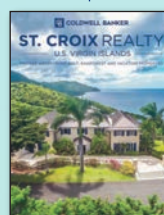


Bry Locher

The summer heat is HOT HOT HOT on St. Croix! While the thermostat reads in the high 80s, one might argue that temperatures feel more in the mid-90s. This means we'll be incorporating more beach days into our schedules to cool off from the island sun. The U.S. Virgin Islands has once again been named among the Best Places to Visit in the Caribbean based on user votes and expert insights from U.S. News and World Report. This could be what is fueling the daily flights to St. Croix showing record numbers of visitors experiencing the island's magic for the first time. The warm kindness of the local people, our unique traditional dishes, the breathtaking views along the island's east end and the crystal-clear waters of our idyllic beaches all come together to create a travel combination that many are destined to experience this summer.

This month's newsletter shares the island's newest restaurant that offers farm-to-table freshness that pops! You'll also learn about St. Croix's newest attraction that visitors and locals are excited about. Lastly, art lovers and enthusiasts will be impressed with St. Croix's newest art gallery that successfully merges education and art into a space where collectors can appreciate and purchase art from around the world.

Are you visiting us soon and considering homeownership in the Caribbean? Let our Coldwell Banker St. Croix Realty team help you find the perfect home! We have several properties we'd be happy to share with you ranging from move-in ready single and multi-family homes to fixer-upper condos and commercial buildings to land primed for building. Give us a call today; we'd love to hear from you.



Bry

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

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

ART & EDUCATION UNITE *at Cane Roots Art Gallery*



Sonia Deane



St. Croix is a well-known residency destination for many artists seeking a fresh environment to reflect, research or create new work. Over the last four decades, the island has seen several notable art galleries established. The latest addition to this list occurred in December 2020 when Sonia Deane opened Cane Roots Art Gallery in downtown Christiansted. Her decade-long dream finally came to fruition when the opportunity to rehabilitate a 2,800 square foot building revealed itself, resulting in a complex of residences and an art gallery. Today, Deane's desire to merge her belief in education and her love of art into a space where collectors can appreciate and purchase art from around the world has been fulfilled.

Originally from Guyana, South America, Deane shared that she has been blessed to have the cultures of Guyana and Suriname in her DNA. At the tender age of 11, she migrated to New York City with her family. Her love story with St. Croix began in 1989 with several visits to the big island over the years. Since the gallery's opening, Deane has been committed to maintaining her dream of merging art and education. One of the gallery's first openings did just that. "Remembrance – A Tribute to Leo Carty" was a living legacy exhibition of the late artist whose impressionistic paintings depicted the lives of everyday people in the St. Croix community during the early years of the 20th century. All proceeds from the exhibit supported the Leo Carty

Fine Art Scholarships. Four \$500 scholarships were awarded to graduating Virgin Islands seniors who would pursue the visual arts following their graduation and demonstrated their commitment to any of the visual arts.

Cane Roots Art Gallery is also dedicated to highlighting Virgin Islands culture in its various exhibits. During the Crucian Christmas Festival Season, "We Ready for deh Road" photo art exhibit lit up Company Street as feathers, costumes and glitter adorned the gallery walls, complementing the photography of the three Crucian artists whose work was featured. Most recently, "Expressions of Freedom" opened at Cane Roots Art Gallery on June 23rd. The show, which consists of 15 artists, invites the community to experience the arts through a sense of freedom: Juneteenth; V.I. Emancipation Day; U.S. Independence Day; and Aug. 1, Emancipation Day in other Caribbean countries. The show will remain on display at the gallery until September 23rd.

Cane Roots Art Gallery is located at 24 Company Street in downtown Christiansted. Normal hours of operation are Tuesday through Saturday from 12pm to 4pm. The gallery often hosts evening receptions and sneak peeks of upcoming shows. To learn about their events, current exhibits and featured artists, visit www.canerootsartgallery.com or call 340.718.4929.



GOOD TIMING + GOOD LUCK = GOOD FOOD *at St. Croix's Newest Pop-Up*

There is no shortage of locations to enjoy delicious foods and delectable drinks on St. Croix. Early 2021 introduced a new dining option in historic downtown Frederiksted at the newly remodeled Victoria House. This historic boutique inn and event venue partnered with The Chef Guys VI to offer catering for the venue and to their guests, in addition to holding a Sunday pop-up brunch and other pop-up events at the space.

Shaun Cubberly and Tyler Wells are the owners of The Chef Guys VI. This private chef company originally began in Kalispell, Montana with a goal to make private chef services more accessible to people while creating better job and career opportunities in the culinary industry. From their start in 2017, they saw an enormous amount of success. The arrival of the COVID-19 global pandemic resulted in increased business as requests for in-home catering services started flooding in. They decided to expand the business and came to St. Croix thanks to Cubberly's sister, Alisia. "I had lived on the island on and off since 2016 and thought it was the perfect place to expand," said Alisia. They decided to join forces to grow the business with Alisia focusing on streamlining, automating and building out their customer service systems.

The Chef Guys VI partnership with Victoria House resulted in the launch of 7 Strand STX Pop-Up Restaurant. They started off doing lunch on the days cruise ships came into port. Next, they brought in local

chefs and offered a couple of dinners to better develop their concept. By February 2021, they began offering Sunday brunch, a casual pub menu on Mondays and a Chef's Table sunset dinner on Fridays. "We're a group of chefs that want to showcase our love of food," said Alisia. They source as many ingredients as possible through local farmers and local fisherman. Additionally, their bar program is primarily 90% Caribbean liquor.

They've recently promoted local chef Keke Evans to executive chef at 7 Strand STX. "Keke reached out to us when we needed front of house staff," said Alisia, "but she wanted to work with the team in the kitchen where she knew she could really shine." The Chef Guys VI credits Evans to where they are today sharing "we wouldn't be where we are without her" as she has helped to bring the local flavor to their menus.

Guests can also experience the flavors of The Chef Guys VI through their private catering services where they come to you, or you come to them at 7 Strand STX. Their weekly Sunday Brunch is available from 10am to 3pm with various food and drink specials. Their pop-up dinner dates and events are made available to their e-mail subscribers first before opening reservations to the public.* To sign up for their e-mail list, make reservations and general information, visit www.thechefguysvi.com/7strandstx or call 340.244.8079.

**Monday night dinners will resume in December 2022.*

THIS MONTH'S FEATURED PROPERTIES

17 & 18 PRINCE ST | MLS 22-365 | \$1,680,000

Charming, historic home in downtown Frederiksted built pre-1790. Main house has 4BD/2BA upstairs and 4BD/2BA unfinished downstairs. Separate cottage with 1BD/1BA. Two story building with 1BD/1BA downstairs and two separate units upstairs each with 1BD/1BA. Currently being used for vacation rentals but could also be a lovely family compound. Come take a look at the amazing ruins, iron work, stone walls and the 3rd oldest Baobab Tree on the Island. Stroll to the Boardwalk, just 3 blocks away and watch the boats come and go or be amazed everyday at the phenomenal sunsets. This incredible home is a part of the history of Frederiksted, come take a look.

Listing courtesy of Diane Burns



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49-4 LA GRANDE PRINCESSE | MLS 22-777 | \$385,000

Own a brand-new 3BD/3BA efficiently-designed, hurricane-resistant, modern luxury home at an affordable price in a central location, close to beaches, restaurants, and more. This home will feature large impact-resistant windows, stainless steel appliances, granite/quartz countertops, individual split A/C units in each bedroom and living areas, and a complete smart home integration system with security options in the newly developed micro-community of Songgs of Princesse consisting of only six homes. The perimeter will be lined with beautifully kept hedges and the common areas will have modern signage and lighting. This home is being pre-sold and has not been constructed yet.

Listing courtesy of Clinton Williams



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2-B KIRKEGADE HUS | MLS 22-1067 | \$329,000

A truly unique condo in historic downtown Christiansted with harbor views! Dining, entertainment and conveniences are at your doorstep. Gorgeous details throughout including tray ceilings and architectural impact glass windows. Beautifully furnished with Indonesian and vintage-inspired touches by renowned local designer Twila Wilson add plenty of charm. Spectacular kitchen with Moroccan tiles, custom cabinetry, vintage style appliances. There are split AC's and ceiling fans throughout, secure underground parking garage and an elevator.

Listing courtesy of David Fedeles



Chic In-Town Condo

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14 SEVEN HILLS MLS 22-1004 \$99,000

0.97 acres

17 SEVEN HILLS MLS 22-1006 \$299,000

0.84 acres

Beautiful building lots with beautiful views in beautiful, desirable Seven Hills! Terrific paved roads, all utilities readily available, and even more beautiful is the fact that OWNER will FINANCE with a minimum of 20% down !!

Listings courtesy of Pamela Hunt McFadden and Jill Cherubin



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

The Landing Beach Bar at Cane Bay offers great food and atmosphere but also an amazing property. Over 100 acres zoned R1&R3, including 12 vacation rental units, campground spots, the Sweet Bottom Dive Center as well as prime beachfront property on Cane Bay. Centrally located for visitors from all ends of the Island. Property is made up of 25 parcels, Zoned R1 and R3 and has potential for increased occupancy and a multitude of opportunities for further development.

Listing courtesy of Diane Burns

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ST. CROIX REAL ESTATE MARKET WATCH

JUNE 2022 • ALL PROPERTY TYPES

	June 2022	June 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	33	32	3.13% ↑	218	183	19.13% ↑
Sold Listings	25	31	-19.35% ↓	182	185	-1.62% ↓
Median Sold Price	\$360,000	\$369,000	-2.44% ↓	\$359,500	\$320,000	12.34% ↑
Average Days on Market	167	286	-41.61% ↓	224	254	-11.81% ↓
List/Sold Price Ratio	94%	97.1%	-3.19% ↓	95.4%	96.9%	-1.47% ↓

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.

The Good News...

The median
sold price
was up

12%

in June, compared to
the same period last
year.