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**COLDWELL
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GLOBAL
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ST. CROIX REAL ESTATE NEWS

JUNE 2020

THE GALLEON REOPENS!



Chef/Owner
Charles Mereday

Landmark restaurant The Galleon reopened last month and Chef/Owner Charles Mereday promises to bring back all the nostalgia you remember about the renowned waterfront dining spot.

Located inside Tamarind Reef Resort, The Galleon opened in 1984 and operated continuously until 2017. "The Galleon has always been a destination, a special occasion place for locals and a must-do for tourists. It's one of the nicer spaces on the island," says Mereday. "I've spent months getting the restaurant back in shape, refreshing its original look. I'm excited by what people will see when they walk in."



Mereday lived in St. Croix in his 20s and 30s and came back after being away for 15 years. During that time he owned restaurants in St. Thomas and Naples, Florida. "Restaurant life can mean moving around a lot. I'm happy to be back in St. Croix."

As both a chef and owner, Mereday has put his unique spin on the menu items to reflect the places he's been around the world. He describes the menu as a hybrid, featuring "Creative appetizers and sharable items but also steakhouse classics such as tableside Caesar salads, New York strip, fillet, ribeye and seafood." Mereday plans to source as much seafood as possible locally. Using great quality ingredients and providing consistently good service is how he intends to keep customers coming back.

"Classic restaurants like this really aren't around anymore," Mereday says. "The Galleon is one of those legendary St. Croix bars, with a full bar and lounge. I look forward to bringing happy hour back – and possibly the player piano that everyone remembers." See the menu and hours on their Facebook page, ***The Galleon Steaks and Seafood.***

This newsletter written by Jennifer Burns
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Message from Bry...



Bry Locher

Hello! We are delighted to see visitors coming back to St. Croix. All three major airlines have increased their weekly flights and we're happy to welcome friends old and new. Restaurants are open again for dining in. Shops and beaches are open, too.

As much as we'd like to see you very soon, we know not everyone can visit right away. For those of you contemplating a move or a second home, why not meet with us remotely? Video meetings have become the new norm for us, as they probably have for you, too. Our agents are ready to show you any property from the comfort of your own home! And, don't forget you can browse dozens of properties in just a few minutes at our virtual open house every Saturday at CBVirtualOpenHouse.com.

We're wishing a very happy Father's Day to all the Dads who go above and beyond for your families. Every year we meet extended families who gather here for summer reunions. There's something about island time that lets us all unwind and find pleasure in the simple act of spending time together.

In St. Croix, getting back to normal won't ever mean that we feel overcrowded. As we head into summer we're happy to be right here where the only sounds are crashing waves and palm trees waving in the breeze.

We'd like to extend a warm welcome to you to return to our island paradise. If this sounds good to you, please plan to visit soon. We'd love to meet you!



Bry

Bry Locher, Managing Broker
Coldwell Banker St. Croix Realty

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

The Schmidt Community Fund and Coldwell Banker St. Croix Realty are making a difference in the lives of residents and staff at Sister Emma Cottage, part of Queen Louise Home for Children.

The Fund recently donated \$3,000 to add air conditioning to the cottage's community room where residents gather during the day. Coldwell Banker St. Croix Realty will match that amount through a combination of cash and in-kind donations.

Sister Emma Cottage opened in 1996 to accommodate children with severe developmental and physical disabilities. It was named Sister Emma Cottage in honor of Sister Emma Francis, a Lutheran deaconess from St. Kitts who became the first Black deaconess to serve in North America, and the first Lutheran deaconess to come from the West Indies. Sister Emma served at the orphanage for nearly 40 years, touching the lives of hundreds of children in the Virgin Islands. She passed away in 1945.

The non-profit Schmidt Community Fund focuses on community, education, and children. Isabel Brady, Broker Associate at Coldwell Banker St. Croix Realty, saw the opportunity to help meet a local need while aligning with the fund's mission. "Lutheran Social Services was able to air condition the bedrooms in the cottage, but the main community room where the residents congregate during the day is not air conditioned. We turned to the Schmidt Community Fund and they immediately supported this effort."

Lorine Williams, Broker Associate at Coldwell Banker St. Croix Realty added, "There are so many needs on St. Croix. We asked 'How can we most directly help children?' and thought of Queen Louise Home. The Schmidt family is very community minded. This was a way to bring outside money to St. Croix."

The next phase of the project is to find electricians and air conditioning installers who are willing to donate their time to complete the project, and find St. Croix businesses who are willing to support the project with cash donations. If you would like to learn how you can help, please contact Isabel Brady at 340-690-6800 or isabel@coldwellbankervi.com or Lorine Williams at 340-690-9628 or lorine@lorinewilliams.com.

DOING GOOD IN OUR COMMUNITY



Photo courtesy of Jude Beck on Unsplash

WEST END WATER SPORTS



Photo courtesy of West End Water Sports

There's no better way to spend a sunny afternoon than in the crystal-clear water that surrounds St. Croix. But floating the day away is just one way to spend your time – get yourself a dose of adrenaline and your day is sure to be far more memorable. Yes, you can beat the heat and stay as active as you like with West End Water Sports at Rainbow Beach on the island's west end, where calm waters meet sandy beaches.

West End Water Sports has a wide variety of water-based activities for nearly every age and activity level. Rent a jet ski and explore the island – you'll love seeing the gentle hills from a different perspective. Brian DeLoach, co-owner since 2011, says guided tours are an easy way to enjoy the water for anyone new to the sport. "The guided tours are our most popular way to take in the jet ski experience. We go from Rainbow Beach out to Sandy Point, then up to Hams Bluff. It's your tour, so it can be as aggressive or as relaxed as you like." West End Water Sports also offers half tours, to Sandy Point or Hams Bluff and back.

Have you heard of flyboarding? You can try it here. Soar over the water while a West End Water Sports pro talks you through the entire lesson. For a slower pace, rent a kayak, snorkel gear, or stand up paddleboard and make your way south to the Frederiksted Pier. If someone in your group isn't up for so much activity, West End Water Sports rents beach chairs, umbrellas, loungers and Sunray floats by the day.

West End Water Sports is the only place on island to rent jet skis and try out flyboarding. Co-owner Scott Hauser says West End Water Sports is excited to offer a locals-only special for the month of June: Virgin Islands residents get 25% off jet ski rentals Monday through Friday between 11:00 AM and 2:00 PM. Don't let a visit pass by without making time to soak in all the fun. Check out West End Water Sports and see why they say West Is Best!

SUCCESSFULLY SOCIAL DISTANCING ON ST. CROIX

by Brooke Myers

Have you heard the good news? The USVI opened back up June 1st and we are excited to see all of your smiling faces! During this “new normal” we want to make sure everyone is enjoying this beautiful island but also staying healthy and safe. Our island’s small community has remained upbeat during these uncertain times.

While you’re visiting, there are several fun activities for you and your family to enjoy while successfully social distancing. Just don’t forget to pack your face mask and hand sanitizer!

GO FOR A HIKE

There are several hiking trails for you to take advantage of on St. Croix. This is a great way for you to get some exercise and fresh air with a friend without having to worry about large groups of people or their proximity.

On the Northshore check out the hike from Carambola to Wills Bay. You can start at Carambola and hike about 45 minutes one way to the water. The terrain is easy to navigate. There are several trees to keep you shaded along the way. When you reach Wills Bay you can spend hours beach combing, it is a rocky beach with plenty to explore.

Out west try the Hams Bluff Lighthouse Trail. The hike is only about 20 minutes one way but the terrain can be a little challenging as there is a steep grade. The historical Hams Bluff lighthouse is located 360 feet above sea level and is a beautiful place to be surrounded by peace and quiet.

Goat Hill is a challenging East End hike that will reward you with amazing views. It normally takes about 30 minutes to reach the top. On Sunday morning people like to bring their dogs along on the hike also. You start the hike across the street from Cramer’s Park.

GO BEACH COMBING

Walking the beach and looking for sea glass or chaney is a great way to spend the afternoon. It’s also an easy way to social distance yourself from others!

If you’ve ever walked around Christiansted you’ve probably noticed all of the jewelry shops selling handmade chaney pieces, most of which are made from Chaney found on the very beaches of St. Croix! The pieces are still found today all over the island and even around old ruins. You can make or design your own pendant, bracelet, rings or earrings.

It is believed that the word “chaney” comes from local children who made up the word while using the pieces as play money. If you combine the words “china” and “money” then, you get chaney! The chaney is said to have come on island after pieces of

China were thrown overboard from European passenger ships in the 1800s. They threw it overboard either because the china had broken on the journey or to avoid being taxed once in port.

GO FOR A DIVE

The ocean is calling! Diving on St. Croix is such a fun activity and there are several great spots to check out. From shipwreck dives to patch reef or wall dives, the options are endless. You can go from the shore or the boat and there are several businesses that would be happy to take you out.

You can choose from the following:

- Cane Bay Dive Shop
- Dive Experience
- Sweet Bottom Dive Center
- Adventures in Diving STX
- SCUBA
- Caribbean Sea Adventures Diving
- Nep2une Scuba Diving

VISIT A NATIONAL PARK

Much of the public land on the island has been designated as national, municipal and territorial parks. There are also wildlife refuges, historic sites, marine preserves and wetlands.

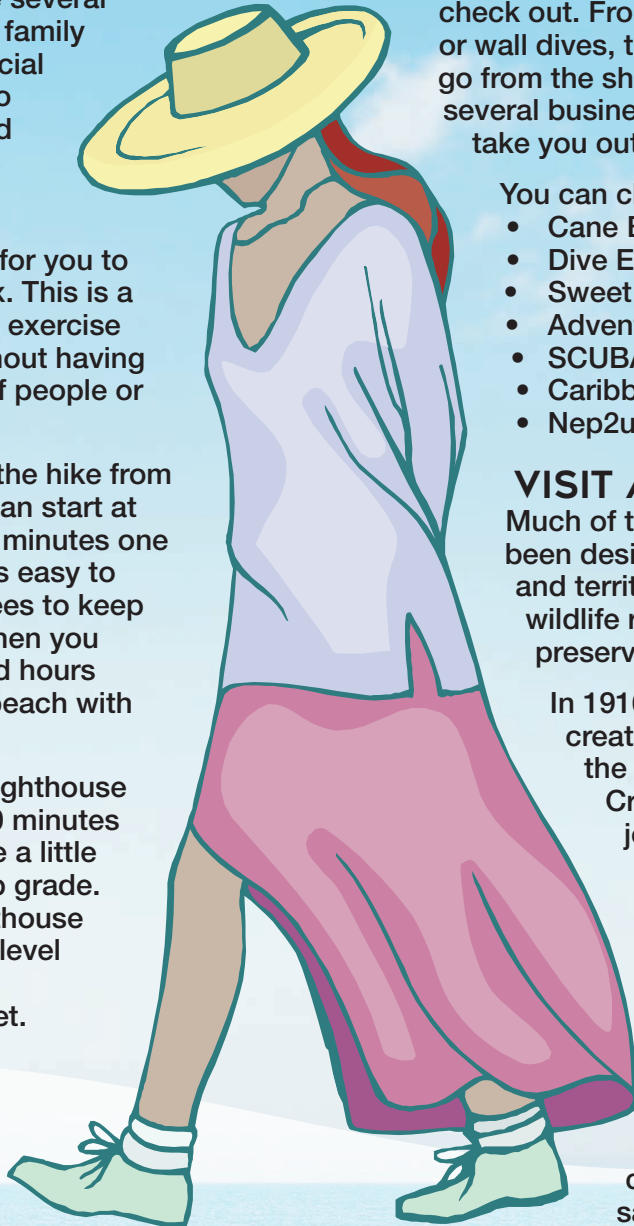
In 1916 the National Park service was created to conserve the scenery and the natural and historical objects. St. Croix is home to three properties jointly managed by the National Park Service and the Government of the U.S. Virgin Islands.

Buck Island Reef National Monument was established in 1961 by John F. Kennedy. Many today love to charter out to the island to enjoy the beautiful sandy beaches. You can get there by powerboat or sailboat. On a calm day some like to even kayak out to the island.

The park has 176 protected acres and is sanctuary for the Hawks bill Sea Turtle.

In 1952, Christiansted became a historic site, full of 18th century architecture. Fort Christianvaern sits on 7 acres and is a great tour to take while visiting. The fort was constructed around 1749 and later partially rebuilt in 1771 after hurricane damage. The fort serves as a great example of Danish architecture. The Christiansted Historic District also includes a historic Danish Courthouse and the oldest church on island called the Steeple Building.

If you head west of Christiansted you can spend time at the Salt River Bay National Historical Park and Ecological Preserve. The park is part of 1,015 acres and was established in 1992. It sits on the North Shore of the island. Christopher Columbus himself landed there in 1493 and met pre-Columbian indigenous people living on the island. You can also witness the bio luminescent bay that will light up your night!



THIS MONTH'S FEATURED PROPERTIES



6 & 6A HAFENSIGHT | MLS 20-678 | \$795,000

Elegant and classy stately home never before offered. Newly refurbished pool with freshly painted pool apron. Dual day and night shore views from Christiansted harbor to south shore. Separate air conditioned master bedroom en suite with large bath and a Caribbean Sea view. Guest bedrooms each have their own half bath with a Jack 'n Jill shared walk-in ceramic tiled shower. Net metering means no electric (WAPA) bills, only credits. Quality finishes throughout: mahogany doors and windows, marble and ceramic tile floors, hurricane shutters plus some new impact glass. Custom made office with space saving features with mahogany bar.

Listing courtesy of Lorine Williams

68 LITTLE FOUNTAIN | MLS 20-185 | \$375,000

Newly renovated home on 0.50 acre in the rain forest. Lush, mature landscape with many fruit trees including banana, mango, pineapple and papaya. This 3BD, 2.5BA home has been completely redone with custom kitchen cabinets, new porcelain tile throughout, bathroom vanities, outdoor shower, mini splits, updated electrical, new appliances including commercial washer and dryer, new water pump, security windows and hurricane impact sliders. Lower level could be made into an apartment. Come see this centrally located private tree house home and make this your little piece of paradise.

Listing courtesy of Kelly Odom



207 SCHOONER BAY | MLS 20-500 | \$299,000

This 2BD, 2BA condo has a fabulous panoramic view of the harbor, Fort Christiansvaern, and miles of beautiful blue sea. Enjoy your private view of the sea plane, boat parade, fireworks, and boats including the Roseway. New A/C throughout, new appliances including washer & dryer, new windows, on demand hot water with filter at kitchen sink, and fresh paint. Includes nice tropical linens. Automatic generator for all units. On same level as main pool. Schooner Bay amenities include two pools and tennis court.

Listing courtesy of Diane Burns



9, 9B, 9C, 9D CONCORDIA | MLS 19-1613 | \$590,000

Bring your dream home to life and invest in this idyllic waterfront lot with a gentle slope down to two waterfront coves. Property includes four separate lots perfect for the privacy of one waterfront estate or to develop with multiple homes. Crystal blue water, waves crashing along the waterfront and rolling green hills complete the stunning site ready for you to begin construction.

Listing courtesy of Bry Locher



1-A QUEEN ST | MLS 19-1696 | \$799,000

This charming property in the Historic Center of Christiansted, consists of 5 fully appointed, newly renovated and uniquely decorated in-demand rental units. The street level also features a corner store with large windows and an adjacent storage/laundry room.

Seller is offering a discounted price of \$1,499,000 should you be interested in purchasing both properties.

2 QUEEN ST | MLS 19-1694 | \$849,000

2 Queen Street Villa consists of 7 units. The courtyard has been beautifully landscaped and the original brick cistern and cookhouse add unique character to the entire space.

Listing courtesy of Sanni Craft



ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISONX: 5/31/18-5/31/19 VERSUS 5/31/19-5/31/20

	2018-2019 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2019-2020 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	238	286	\$281,000	153	245	\$312,000 ↑
Condo Sales	148	205	\$182,500	92	158	\$210,000 ↑
Land under \$39,999	70	305	\$27,250	61	346	\$27,500 ↑
Land over \$40,000	73	384	\$75,000	61	403	\$75,000
Commercial	15	343	\$600,000	9	620	\$300,000

The Good News...
**HOMES
SOLD FOR
11%
MORE**

Through May 2020,
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.