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ST. CROIX REALTY

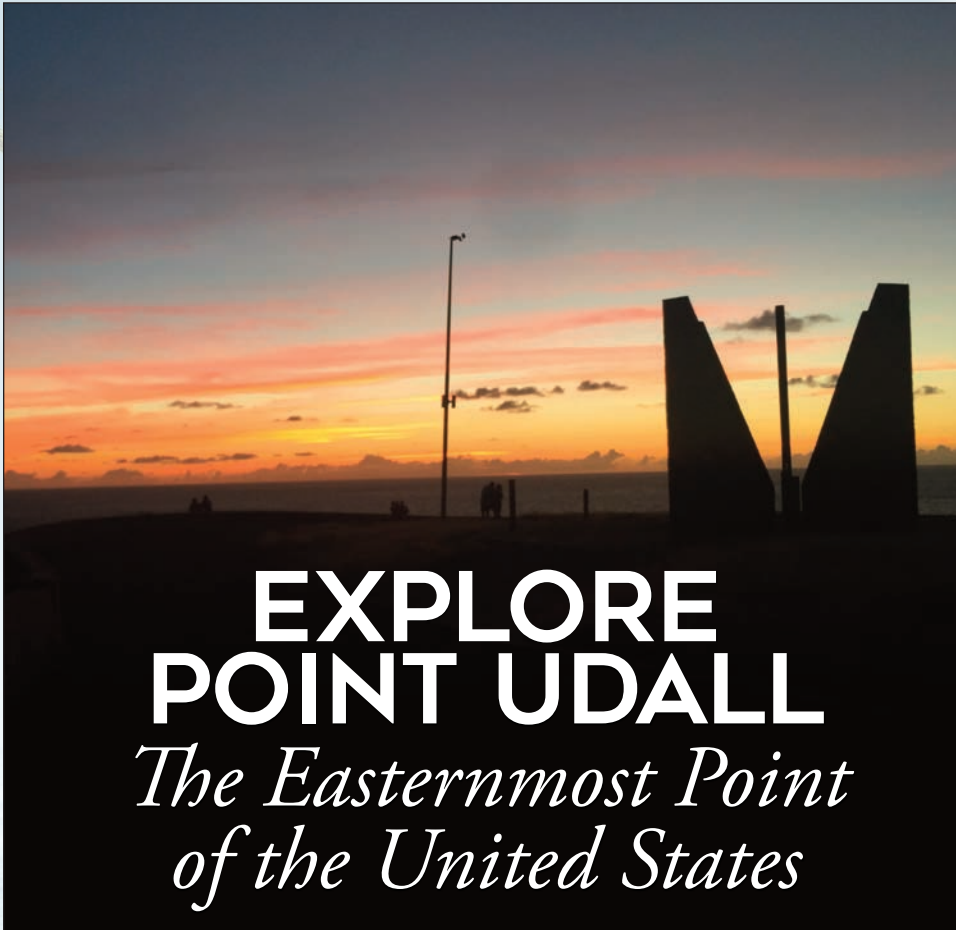
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GLOBAL
LUXURY

ST. CROIX REAL ESTATE NEWS

JUNE 2021



EXPLORE POINT UDALL *The Easternmost Point of the United States*

Photos by Anquanette Gaspard

Enjoy spectacular panoramic views of deep blue waters as far as the eye can see at the easternmost point (by travel) in the United States! Point Udall is one of St. Croix's most sought out attractions not only because of its breathtaking views but also the location's significance. It was named in honor of Stewart Udall who served as United States Secretary of the Interior under Presidents John F. Kennedy and Lyndon B. Johnson from 1961-1969. As the year 2000 marked the start of a new millennium, Point Udall was selected as the site for the United States Millennium Monument. Complete with a sundial, this stone structure marked what was the first U.S. sunrise at the turn of the century. The monument consists of four angular wedges that point up from the ground around a central pole. The wedges are made of a composite material of smaller stones joined by cement. The sundial still remains to this day and continues to tell solar time. **Fun Fact:** Did you know that the westernmost point in the United States is also called Point Udall? It is located in Guam and is named in honor of Morris Udall, who was Stewart Udall's brother.

Seeing the sunrise at Point Udall is a regular bucket list item for visitors. You will be one of the first persons in the United States to see the sunrise. Do an Internet search to see what time the sunrise is scheduled to happen on the day you're planning to go and arrive at Point Udall 35-45 minutes **BEFORE** this time. This guarantees that you see the sun as it breaks through the water and rises into the sky! **Bonus Tip:** Cellphone service is spotty out on this end of the island. Be sure to visit with someone or let a friend or family member know where you're going in the event of an emergency.

This newsletter written by Anquanette Gaspard
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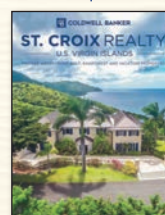
Bry Locher

Message from Bry...

Can you believe that we are halfway through 2021? Time is surely flying by, but we are doing our best to make the most of each moment here on St. Croix. June marks the official start of the 2021 Atlantic hurricane season where we make a conscious effort to prepare ourselves for whatever might come our way. Nonetheless, the warmer-than-normal weather makes for epic beach days and the island continues to welcome waves of new and repeat visitors to our shores.

It's always a pleasure to offer details about new and exciting things happening around the island with you. This month I am sharing one way to beat the heat this summer at one of the island's newest ice cream parlors, What's Da Scoop. You'll also get additional insight about the easternmost point in the United States found right here on St. Croix plus learn how you can add adventure to your day with kitesurfing in paradise.

Are you still considering making the move to paradise? Let Coldwell Banker St. Croix Realty turn that dream into a reality. We'd be happy to share our wide-ranging collection of property listings with you as we help you on your journey to homeownership in the Caribbean. Give us a call today!



Bry

Bry Locher, Managing Broker
Coldwell Banker St. Croix Realty

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

BEAT THE HEAT

with Local Flavors at What's Da Scoop

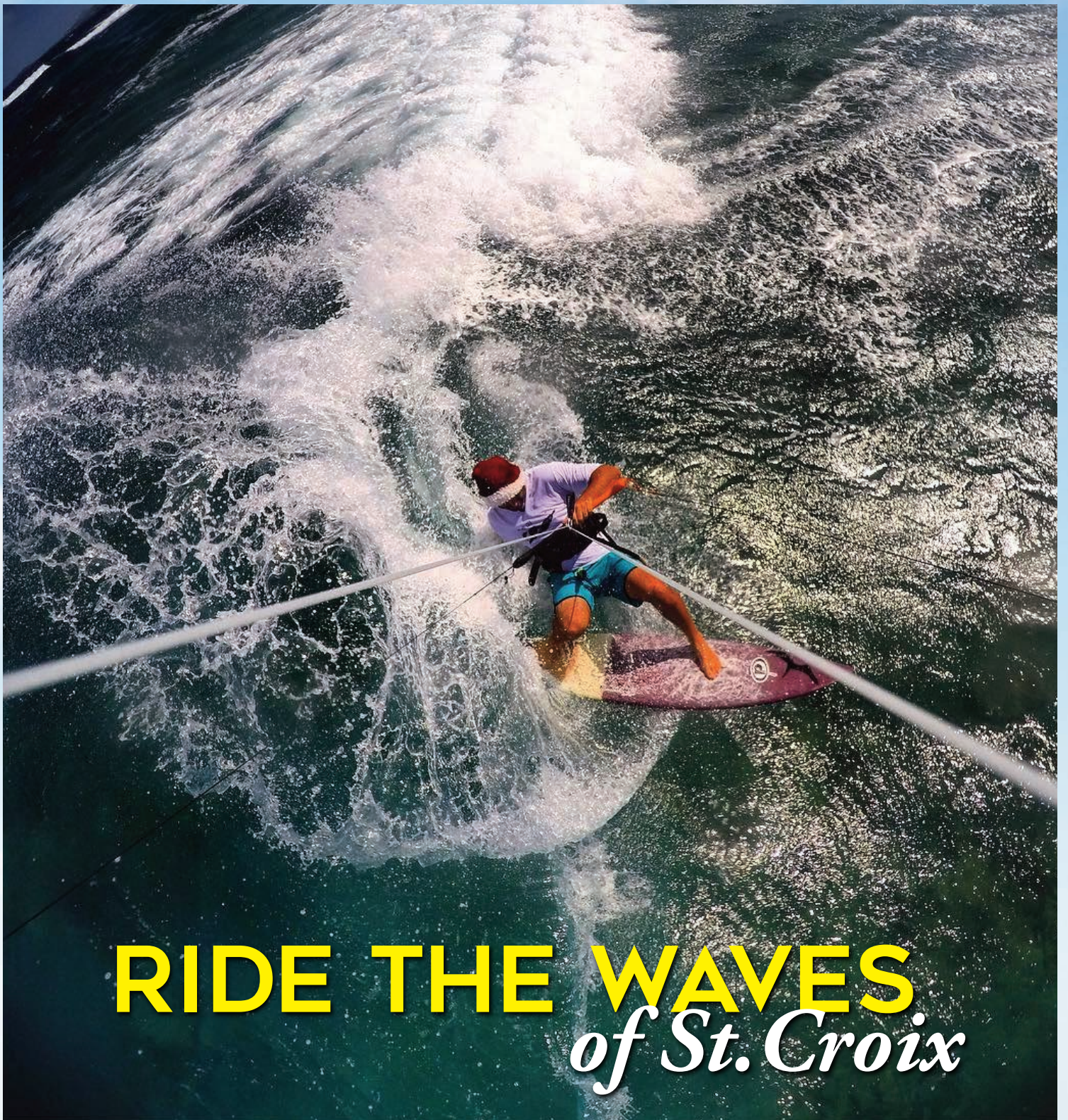
There's no denying that St. Croix has its fair share of hot days all year round. What better way to cool off than a scoop of local homemade ice cream when those steamy temperatures are on the rise? What's Da Scoop in downtown Christiansted has been serving up icy, cool treats to residents and visitors since April 2019. Owners Ray and Natasha Mason were born and raised on St. Croix and have had a passion for entrepreneurship for as long as they could remember. Ray retired from Publix Super Markets in 2017 where he worked on their ice cream manufacturing team. His passion for ice cream persisted even after he retired from the company. He no longer wanted to do the intense labor associated with working at an organization of that scale but desired to open a locally owned, locally made ice cream parlor on his island home. When they first opened the business, they partnered with another local ice cream company to carry many of their flavors. However, the demand at their store outpaced the company's ability to fulfill their orders. That is when Ray returned to his ice cream making roots. "We knew we would end up making our ice cream in house at some point," said Natasha. "It just happened sooner than we planned!"

What's Da Scoop prides itself on staying true to their Crucian roots with their flavor offerings. Natasha shared

that there is never any artificial flavoring added to their products and it sets them apart from others. "No white sugar, no preservatives, no stabilizers. You're getting tasty ice cream made with love and the best interest of your body in mind." Their recent local flavors include Rum Raisin, Piña Colada and Twisted Lime Mojito. They also offer vegan ice creams and sorbets for those wanting something a little lighter but still refreshing. "Our vegan coconut ice cream is so rich and creamy that you might question if it's really vegan, but I promise you it is!" In addition to ice cream, What's Da Scoop offers breakfast and lunch items including waffles, eggs, and breakfast meats along with veggie burgers, salmon burgers and personal pizzas. Also don't pass up on a slice of their rich rum cakes that melt in your mouth with each bite! What's Da Scoop is located at 1115

Strand St in downtown Christiansted. It's open seven days a week from 9am to 8pm Sunday – Thursday and 9am to 9pm on Friday & Saturday.





RIDE THE WAVES of St. Croix

Most people experience St. Croix on the water in traditional ways like a catamaran sail to Buck Island or a fishing charter along our deep blue waters. With Leading Edge Kite School, a new and adventurous experience awaits you on the beach for a trio of lessons in kitesurfing! This wind powered surface watersport uses a kite and a board to move across the water. The power of the wind blowing against a large parachute-type kite catapults the rider across the water for an exhilarating experience like no other. Owner Chris Doyle launched the business in 2011 after leaving his 9-5 career in the construction industry. "I always dreamed about being in the Caribbean and I came to St. Croix to pursue my true passion of kitesurfing," said Chris. Originally

from Philadelphia, PA, Chris chose St. Croix as the ideal kitesurfing location because of the number of easy, beginner-friendly beaches on the island. "St. Croix is a great place for the sport because of the

The great thing about kitesurfing is that just about anyone can do it!

year-round trade winds and the flat-water locations that are perfect for beginners and advanced riders."

The great thing about kitesurfing is that just about anyone can do it! According to Chris, most riders get a hang of it after 3-5 lessons. If you love water and have an adventurous spirit, this is the activity for you. "Whether riding waves or on flat water, there's nothing like jumping 30,40 feet in

the air. It takes a little work to learn but it is fun and super rewarding!"

In addition to the St. Croix location, Chris and his wife Laura Lee operate a New Jersey location for Leading Edge Kite School from May through October. They recently added electric hydrofoil lessons aka e-

foiling where guests operate an electric skateboard that hovers over 2-3 feet above the water. Chris suggests this activity for someone wanting a quick and easy learn. "E-foiling is a great one-day activity and you don't need the wind to make it happen." Learn more about Leading Edge Kite School on their website www.leadingedgekiteschool.com or call them at 215-498-5788.



THIS MONTH'S FEATURED PROPERTIES

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4-4A PARARA | MLS 21-853 | \$1,500,000

A tropical oasis set into the gentle green hills of St. Croix overlooking Green Cay and the Caribbean Sea. Through the gated entrance, park under the vaulted portico and enter this stunning home with soaring, vaulted cypress ceilings and an open layout with views from every room. The kitchen features a Viking gas stove and a Smeg convection oven to inspire the chef of the house. Large picture window and floor to ceiling built-in shelves with a rolling library ladder are the highlights of the home office. Privacy abounds with the expansive primary bedroom suite in the main house, a second suite with a loft in the pool house, a newly built casita with it's own rooftop deck and an elegant one-bedroom apartment.

Listing courtesy of Bry Locher

459 BARREN SPOT | MLS 21-756 | \$459,000

King of the Hill! You probably watched this home being built. It was intriguing. Unique for St. Croix. Now it can be yours! Two story, all concrete with a clay tile decorative roof. Four lovely bedrooms, 3.5 baths, great space for everyone. Roomy walk-in closet in master bedroom. Panel hurricane shutters downstairs and accordion hurricane shutters upstairs. Rare two car garage with automatic doors.

Listing courtesy of Lorine Williams



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3 SOUTHGATE COURTYARD

MLS 21-790 | \$165,000

Enjoy amazing breezes from this top floor unit located just minutes from Christiansted! The one-bedroom one-bath unit comes beautifully furnished and stocked making this the perfect rental opportunity. Enjoy a cocktail on the back patio in the evenings and sleep sound with the cool AC at night. Spacious pool and deck space along with plenty of parking. Lovely Chenay Bay beach is just a short walk away!

Listing courtesy of Brooke Cook



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189 COTTON VALLEY

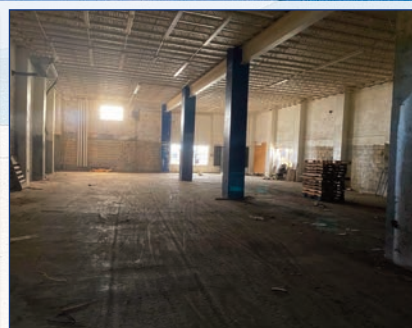
MLS 21-757 | \$54,900

A paved road leads to this lovely hillside lot located on the popular east end of St. Croix with beautiful Caribbean sea views. Nearly one acre in size and located in a residential neighborhood within a short drive to numerous fine restaurants and beaches. Enjoy beautiful sunsets, and watch the boats on the sea.

Listing courtesy of Julia Rasmussen and Chris Powers



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1-I LITTLE PRINCESSE

MLS 21-817 | \$750,000

PRIME LOCATION! 6,100 square foot warehouse located at 5 Corners. Great potential opportunity for a business that wants to have high traffic visibility. Can be used as office space, storage, repair shop, etc.

Listing courtesy of Amy Crespo

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ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON: 5/31/19-5/31/20 VERSUS 5/31/20-5/31/21

	2019-2020 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2020-2021 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	159	242	\$312,000	201 ↑	283	\$448,000 ↑
Condo Sales	97	166	\$200,000	115 ↑	208	\$230,000 ↑
Land under \$39,999	62	344	\$27,750	81 ↑	403	\$29,000 ↑
Land over \$40,000	61	403	\$75,000	104 ↑	329	\$63,500
Commercial	9	620	\$300,000	15 ↑	418	\$420,000 ↑

The Good News...
HOMES SOLD FOR 44% MORE

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.

Through May, compared to the same period last year.