



**COLDWELL BANKER**  
**ST. CROIX REALTY**

ColdwellBankerVI.com  
Info@ColdwellBankerVI.com  
StCroixForRent.com  
340-778-7000 or 340-718-7000  
5030 Anchor Way Suite 12  
Christiansted, VI 00820

**COLDWELL  
BANKER**

**GLOBAL  
LUXURY**

# ST. CROIX REAL ESTATE NEWS

**MARCH 2021**

## KEEPING TRADITIONS ALIVE



Photo by Diana Dias

### WITH ART THURSDAY IN DOWNTOWN CHRISTIANSTED

**S**t. Croix strives to adapt to a “new normal” while keeping its longstanding traditions alive. For almost 25 years, Art Thursday has been one of the island’s most cherished events. Local and visiting artists, store owners, restauranteurs and the general public would come together to celebrate the arts from 5pm to 8pm every third Thursday of each month between November and May. For the 2020-2021 season, downtown Christiansted merchants were challenged to discover new ways to offer the community a memorable Art Thursday experience safely. The answer was to expand the three-hour event to a FULL DAY affair, allowing attendees to appreciate the beauty of Art Thursday’s offerings while practicing social distancing.

Art Thursday remains true to its original goal – providing a fun meeting place where friends and family can get together safely for an enjoyable time. This adjusted timeframe helps to limit the numbers of patrons that can enter the various establishments, making it a safe experience for all. One of the ways that store owners are attracting increased foot traffic during Art Thursday is by showcasing the work of local and visiting artists in their stores.

*Scroll down for more*

*This newsletter written by Anquanette Gaspard  
agaspard@cruzanfoodie.com*

### Message from Bry...



*Bry Locher*

**W**e can’t even begin to describe our excitement as we continue to see a large number of visitors coming to St. Croix this past month! Our restaurants are keeping busy with sold-out tables almost every night and our hotels and vacation rentals are seeing an unexpected, but welcomed, surge in bookings all across the board. So many people are getting to experience the magic of St. Croix firsthand with our warm, friendly people, beautiful beaches and laidback lifestyle. Because of the U.S. Virgin Islands dedicated efforts to the safety of residents and visitors, the USVI Travel Screening Portal continues to help us manage travel into the territory. Every traveler aged five or older who enters the territory by air or sea, including anyone in-transit to another destination, is required to use the portal AND submit a COVID-19 test result prior to travel. This has assisted us in keeping our infection rates low as we continue to uphold our no mask, no service policy and encourage social distancing at all times.

Every day, we are blown away by the new and innovative approaches local businesses have taken to adjust to our changing economy. This month’s newsletter highlights one way St. Croix has kept a longstanding tradition alive with a revamped approach to the cherished Art Thursday event. I am also excited to share one new business that opened in the midst of the coronavirus pandemic last year and has found great success because of its setup. You will also learn about St. Croix’s newest dining establishment that the island has been needing and wanting for quite some time now.

Now more than ever is the perfect time to visit St. Croix! Our current listings include a number of exceptional properties sure to have you envisioning life’s next chapter living in the Caribbean. Safety is our top priority as we work with you to find your dream home. Give us a call to discuss your options and schedule a showing or two; we’d love to hear from you.

*Bry*

Bry Locher, Managing Broker  
Coldwell Banker St. Croix Realty



**EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED**



## ART THURSDAY

*continued*

Rosa Morales of Wildflower Boutique in Caravelle Arcade regularly hosts popup shops at her boutique with local vendors and artisans. "With Art Thursday, the idea is the same – to do my part to support local or even visiting artists however I can." As a lover of art herself, Morales appreciates the energy and community aspect of Art Thursday. "I am happy to see people out and about again, looking at the art and shopping in all the stores."

Three more Art Thursdays remain for the 2020-2021 season – March 18th, April 15th and May 20th. Be sure to stop by and visit the multitude of art galleries, jewelry stores, boutiques and restaurants while exploring the streets of downtown Christiansted from 10am to 8pm. For more information, visit their Facebook page at [www.facebook.com/ArtThursday](https://www.facebook.com/ArtThursday).



Photo by Diana Dias

# Brunch on the Boardwalk AT CAROLINE'S BREAKFAST

A dedicated brunch and breakfast spot recently opened on St. Croix and it is all the buzz among locals and visitors on the island! Caroline's Breakfast is the newest restaurant located in the historic King Christian Hotel on the Christiansted boardwalk offering a consistent, well done breakfast experience seven days a week. With its dainty design of banana leaf wallpaper and custom-made pink tiles, Caroline's warm, aesthetic décor welcomes each guest with open arms.

Chris Prado is the man behind the concept and vision of Caroline's Breakfast. As acting Food & Beverage Director and managing hotel partner of King Christian Hotel, Prado always wanted to live out the best years of his life in a place with a warm, tropical climate. After working in hotel management for several years and returning to school to become an architect, his childhood dream of owning historic King Christian Hotel became a reality after purchasing it with three partners in December 2018.

"While the hotel renovations continue," said Prado, "opening Caroline's Breakfast during this phase helps in adding a much-needed space to the downtown area, bringing it back to its former glory."

Caroline's main focus is the food and their full coffee program. The menu includes breakfast and brunch classics like the standard egg benedict and unique egg benedicts such as the crab and steak options.

Other dishes available are omelets, egg scrambles and an array of American-style waffles, buttermilk pancakes and brioche French toast. Another one of the highlights on the menu is the crepes.

Prado shared that his mom was the inspiration behind these sweet and savory delights on the menu. "As a high school French teacher, my mom had spent several years in France and would make crepes three times a week when I was a kid." The restaurant also features a full bar with specialty brunch cocktails like mimosas, gin fizzes and Bloody Marys.

Open from 7am to 2pm seven days a week, Caroline's Breakfast has something for everyone that yearns for an original brunch experience with a twist. For more information, visit their website at [www.carolinesbreakfast.com](https://www.carolinesbreakfast.com).



Photos by Meredith Zimmerman



# FIRST CLASS SERVICE

## AT ST. CROIX'S NEWEST LUXURY SPA



**L**uxury and relaxation await you at St. Croix's newest spa, UZURI Hand & Foot Spa, established in February 2020 by longtime resident and business owner Dr. Regina Flippin. The main focus was to provide a sanitary, sterilized environment for clients to feel safe when receiving a manicure or pedicure. Originally from Memphis, Tennessee, Dr. Flippin moved to the island and opened Urban Foot Care Center in 2012 treating anything to do with the foot and ankle.

Upon entry into UZURI, one can't help but feel they've been whisked away to a relaxing oasis. On one end of the spa, the wall is fully adorned with delicate white flowers in various shapes and sizes. The pedicure stations are fit for royalty with the cream and gold cushioned seating surrounded by attractive artwork on the walls. Each manicure station is equipped with the necessary tools to provide guests with top-notch nail service. The spa caters to women as well as men. Their gentleman's room offers a rustic, industrial feel where they serve complimentary beer, wine, alcoholic beverages, water, soda and juices.

All instruments are disinfected to hospital standards. Each client receives their own sterilized pack of disposable instruments that is opened in front of them. At the end of their treatment, a goodie bag with these same instruments is provided to each client, assuring them that these tools will not be reused on someone

else. All products, including the nail polish, are vegan or organic.

The UZURI Wellness Spa Manicure & Pedicure are the most requested services followed by their state-of-the-art bead massage system for the feet and ankles, the AquaRoll. For those wanting to enhance their spa services, the AquaRoll is the perfect way to inject a little extra relaxation into your appointment. With 30,000 glass beads, water and a natural wave technology, this system combines hydrotherapy, thermotherapy, pressotherapy, kneading, peeling, friction and percussion to provide a dynamic massage that reinvigorates your feet. The spa also offers foot reflexology and a polish refresh for those days when time won't allow for their wellness signature service.

UZURI's open space allows for guests to safely socially distance while receiving their manicures and pedicures. Flippin shared that very little had to be done to adhere to the latest safety guidelines. Clients are screened by an infection control person the moment they walk in the door. The spa also uses UVC lights for 15 minutes at the end of each workday. These lights can disinfect air, water and nonporous surfaces, killing any and all germs in the room that may have been missed.

Services are for natural nails only and appointment are required. Call 340-715-7778 for details or visit their website at <https://uzurinailspa.com>.



# THIS MONTH'S FEATURED PROPERTIES



## 55 SOUTH SLOB | MLS 21-327 | \$869,000

This home is the quintessential seaside villa. High ceilings and big windows ensure you are getting the best breezes throughout the house. Three large doors open from the living room to the porch which overlooks the turquoise waters of the Caribbean, making this house one with nature. On either side of the spacious living room you will find two master bedrooms with en suite bathrooms. From every room you can see the glorious colors of the waters, with plenty of turtle heads popping up to keep you watching for hours. The beautifully tiled steps lead down to the beach and the pool can be found in a lush courtyard offering you plenty of privacy.

*Listing courtesy of Debby Babb*

## 67, 68A MT PLEASANT | MLS 21-252 | \$704,500

This lovely 3BD, 2BA home is move-in ready. Views galore! As you enter the home you walk into a great room including kitchen, family and dining area, opening up to a huge covered deck. With approx. 1000 sq. ft of outside covered areas, there is always a cool breezy outdoor deck or patio to enjoy. Lot offers ample space for pool addition. The kitchen has Italian tile countertops. Cathedral ceilings are thru out. The lower level has income producing unit, occupied by tenant with seperate parking.

*Listing courtesy of Jaime Gould*



## 91 SOUTHGATE FARM | MLS 20-998 | \$450,000

Spacious East End three bedroom home with large yard five minutes east of Christiansted, across the street from Green Cay Marina, near fantastic restaurants and beautiful sandy beaches. Screened room full of potential with vaulted ceilings gives you an additional 600 sq. ft. of space to entertain or relax and enjoy the quiet serenity of this neighborhood! Open living space with high ceilings and surrounded with windows fills the home with natural light. Solar hot water greatly reduces monthly electric costs. Cistern is separated into two sections and lower level storage / utility room provides easy access.

*Listing courtesy of Bry Locher*



## 203 SEACLUSION | MLS 21-282 | \$499,000

This stunning waterfront condo sits on the desirable Northshore coast of St. Croix. Enjoy spectacular ocean views and listen to the waves below morning or night. The unit was fully renovated in 2017 and is the largest 2BD unit at the complex. High ceilings, plenty of storage, AC throughout, updated kitchen with granite countertops and new appliances will make this the perfect rental investment or a wonderful place to call home. The condo comes fully furnished and the current owners have successfully rented the unit on VRBO. Cane Bay beach is just a short distance away.

*Listings courtesy of Brooke Cook*



## 109 CONCORDIA | MLS 21-253 | \$120,000

Sweeping views and balmy breezes. This is the plot you have been waiting for if you want a great view. Enjoy seeing the outline of our sister islands on a clear day 40 miles away. It's a great treat. It's the perfect spot to watch the passing whales. 0.71 acres.

*Listing courtesy of Lorine Williams*



## ST. CROIX REAL ESTATE MARKET WATCH

### CLOSED SALES COMPARISON: 2/28/19-2/29/20 VERSUS 2/29/20-2/28/21

	2019-2020 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2020-2021 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	185	247	\$299,000	170	260	\$363,500 ↑
Condo Sales	124	177	\$187,000	87	200	\$235,000 ↑
Land under \$39,999	68	360	\$27,250	76 ↑	338	\$29,000 ↑
Land over \$40,000	70	417	\$74,625	84 ↑	291	\$61,000
Commercial	13	517	\$400,000	10	406	\$437,500 ↑

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.

The Good News...  
**HOMES  
SOLD FOR  
22%  
MORE**

Through February, compared to the same period last year.