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# ST. CROIX REAL ESTATE NEWS

MARCH 2022

## Sustainability & Luxury

### COME TOGETHER AT SOUTHERN SAINT



**T**he newest addition to the retail space in downtown Christiansted is all about elevating style and fashion in sustainable ways. Introducing Southern Saint! Southern Saint is a premier island lifestyle brand founded on the shores of the U.S. Virgin Islands. It began as a shared vision three years ago by two entrepreneurs: Matthew Ridgway, owner of Caribbean Sea Adventures and contemporary artist Briana Casale Cox. From there, the idea between these two entrepreneurial minds further developed into creating clothing and swimwear that fit the unique personality of the islands: boat wear with a flair made of fabrics you want to live in. All items are designed on island in the studio by Briana and her assistant designer, Coral Hamilton and produced around the world.

"The name of the brand truly reflects the U.S. Virgin Islands," said store manager and buyer Haylee Duke. St. Croix is the southernmost island of the three U.S. Virgin Islands "Saints" and the brand's logo features the ever-popular mongoose; the animal originally brought in by the Danish to resolve the rodent problem on sugar plantations.

In the making for over three years, Southern Saint's merchandise was ready to roll out at the start of the pandemic. Products were initially carried at St. Croix Surf Company before opening the doors of their retail space in September 2021. Here you will find swimwear for all shapes and sizes that allows ease of movement while working and playing on the water. There is no shortage of fashionable men's wear either. According to Duke, Southern Saint is focused on giving men options to elevate their styles. "We noticed there was a gap in men's fashion options on the island and we try to close that gap with Southern Saint."

Sustainability is key for this luxury lifestyle brand. All clothes in the store are made from natural fibers like bamboo, linen and 100% organic cotton hand dyed with natural ingredients like roots and berries. The bathing suits are made from recycled materials, towels are made from discarded plastic water bottles and there is even a line of shorts made from coconuts! To shop their collection, visit [southernsaintvi.com](https://southernsaintvi.com) or check them out in person at their retail location on the corner of Queen Cross Street & Strand Street.

*This newsletter written by Anquanette Gaspard*  
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## Message from Bry...

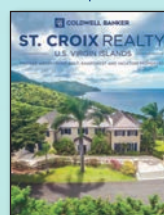


*Bry Locher*

**W**arm Greetings from St. Croix! Does anyone else feel like 2022 is moving at lighting fast pace? Not too long ago we were acknowledging friends, family and neighbors with "Happy New Year" greetings and in a flash, March is already here. We continue to see record visitors coming to St. Croix and have been lucky enough to welcome a few cruise ships at our Frederiksted Pier! Recent changes to our COVID-19 protocols have us hopeful that the pandemic is starting to make a turn for the better. While masks are still required inside all businesses and indoor spaces, they are no longer required in most outdoor spaces (except for schools, airports and seaports). As of March 5, 2022, visitors to the USVI can bypass COVID testing requirements with a valid vaccination record that can be digitally uploaded to the USVI Travel Screening Portal. Every traveler aged five or older who enters the territory by air or sea, including anyone in-transit to another destination, is still required to use the portal and get cleared to travel to the USVI.

Lots of great information awaits you in the pages ahead! This month, I am excited to share with you a new business in Christiansted focused on elevating style in sustainable ways plus you'll learn all about St. Croix's newest eco-resort ready to welcome you to experience a different kind of stay. I'll also introduce a unique opportunity for those in the occupational therapy field interested in making the move to St. Croix.

This is the perfect time to visit St. Croix! Our current listings include several exceptional properties sure to have you picturing what island living can be in life's next chapter. Give us a call today. Let's discuss your options and schedule a showing or two; 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



# EMPOWERING CHILDREN



## TO REACH THEIR FULL POTENTIAL AT JS THERAPIES

In addition to the physical beauty of St. Croix, it is often said that the sense of community and acceptance is what motivates many to pack their bags and make St. Croix their new home. This was the case when Julie Sommer and her husband boarded a plane to St. Croix with two suitcases and a 6-month-old baby to escape the brutal Midwest winter in the United States. What began as a winter escape 14 years ago turned into a permanent move geared towards offering occupational therapy, speech therapy and physical therapy to children of St. Croix. “I was surprised to learn there were limited private services available in this field,” said Sommer. With her Master of Science in Occupational Therapy (OT) and Bachelor of Science in Health Science, Sommer hit the ground running using her skills, education and expertise in OT to help St. Croix’s children and families.

Before opening her own private practice, JS Therapies, Sommer worked with Department of Education, Seaview Home Healthcare, Department of Health and offered private OT services in collaboration with Island Therapy Solutions. “Helping children learn, grow and shine using a play-based and family-centered approach is what JS Therapies is all about.” Primarily pediatric occupational therapy and speech therapy, Sommer and her staff treat clients with a variety of conditions ranging from neurological disorders, autism spectrum disorders, genetic conditions, Down Syndrome and developmental delays, to name a few.



JS Therapies has been busy developing and implementing new services for children and families throughout the territory with offices in St. Croix and St. Thomas. On St. Croix, Sunny the Fun Bus is the newest addition to their offerings. This clinic-on-the-go provides pediatric speech-language and occupational therapy services across the island. One of the goals for Sunny is to increase community awareness of the need and benefits of speech-language and occupational therapy and provide better access to these services. “Particularly for those living on the west side of the island and families with limited access to transportation to our Christiansted clinic, Sunny is out there providing community education and outreach and direct therapy services to those in need.” Sommer shared that the value of the services provided at JS Therapies can be seen and felt throughout the community, which has increased their need for more therapists. “We want to offer enhanced services and specialty programs like aquatic therapy and feeding therapy.” With more staff,

Sommer emphasized that they would have the flexibility to do more home and community services with increased accessibility across the island and the territory.

If you’re in this field with the desire to live in paradise, now is a great time to get in touch with JS Therapies to discuss joining their team. Coldwell Banker St. Croix Realty will be on hand to help you find a place to live. Visit their website at [www.jstherapies.com/careers](http://www.jstherapies.com/careers) and apply today.



# Unplug to Recharge

## AT ST. CROIX'S NEWEST ECO RESORT

**T**wo miles north of Frederiksted town lies a historic 17<sup>th</sup> century estate whose beautiful restoration created one of the most unique places to stay on St. Croix. Feather Leaf Inn is the island's newest eco-retreat that has been fully transformed into a seaside botanical food-forest. Each of the inn's charming sea view rooms is 100% solar powered featuring Danish architectural details and modern conveniences with its own private entrance and bathroom. Regardless of your location on the property, the shimmering shores of the secluded bay – perfect for snorkeling and swimming – is footsteps away.

Husband-and-wife owners Ryal Flegal and Corina Marks were up for the challenge to transform the 262-year-old sugar plantation at Butler Bay into an incredible immersive experience for travelers interested in a different kind of stay. The couple is known for saying, "If you're looking for a hotel, book a hotel. If you're looking for a Caribbean experience where you can explore and learn, come stay with us at the Feather Leaf Inn." For example, there are no TVs in the rooms. Instead, guests can explore the sprawling estate grounds, unwind by the pool with a new book, stretch out in a hammock for a mid-day nap, or snorkel and dive in nearby Butler Bay. The possibilities here are endless!

The former private residence was previously listed on the National Register of Historic Places but fell

into disrepair over the years. With this in mind, Ryan and Corina were committed to maintaining the building restoration at Feather Leaf Inn as an upcycle project. They made sure to salvage much of what was already there, like fallen mahogany trees and authentic Danish brick.

The nine guest rooms on the property are divided between three buildings. The Main House is a sprawling Caribbean paradise that houses 5 bedrooms, a dining room, private bathrooms, 52-ft gallery sunset porch, library, pool and a gorgeous backyard. The 1-bedroom Ocean House is a historic stone-arch carriage home that sleeps up to five people and has a full kitchen and large patio for lounging. The three-bedroom

Dragonfly House features ocean-view balconies and double queen beds in each private room, making it an ideal location for groups traveling together.

Feather Leaf Inn's impressive location makes the property the perfect venue for weddings and private parties, reunions, events and even retreats. The property can host up to 30 guests simultaneously, features several shared open spaces and has a large room that can be used for yoga and other classes. They also offer 100% plant-based catering, an ideal choice for yoga or wellness retreats. To book your stay at St. Croix's newest eco-retreat, visit [www.featherleafinn.com](http://www.featherleafinn.com) or give them a call at (340) 474-1358.

*"If you're looking for a hotel, book a hotel.  
If you're looking for a Caribbean experience  
where you can explore and learn, come stay  
with us at the Feather Leaf Inn."*



THIS MONTH'S FEATURED PROPERTIES



196 CLIFTON HILL | MLS 22-161 | \$1,600,000

Step into a piece of St. Croix history!!! Built between 1750-1804, this 3.57-acre property is a must see. Formerly part of a rum distillery and sugar plantation, this historic property has a sugar mill, lime kiln and smokestack. The sugar mill has been wired for power and plumbed for water. This one-of-a-kind property also includes a 3200-sq-ft workshop. Excellent opportunity for a vacation rental or bed and breakfast. Picture romantic dinners in the mill!

Listing courtesy of Jill Cherubin and Pam Hunt McFadden



45-I LA GRANDE PRINCESSE  
MLS 22-50 | \$165,000

This is a great opportunity to build your dream home. Plans are for a 4-bedroom, 3-bath home. Walls are in place, needs roof and completion. Two cisterns hold approximately 24,000 gal. between the two. Mature avocado trees on the lot. It's a great location near shopping, banks and post office, sandy beaches and great restaurants.

Listing courtesy of Lorine Williams



75D BAY GARDEN | MLS 22-340 | \$89,500

In the popular gated condo complex of Bay Garden, 1BD, 1BA condo is an excellent investment opportunity! The elevation and the orientation of this unit allows the trade winds to flow through. Bay Garden has lovely grounds and a BIG swimming pool with sunny and shaded space for relaxing. The front door will be replaced by the Association. Laundry facilities are located in the condo grounds. The complex is within walking distance to grocery store and public transportation, and is not far from historic Christiansted and beaches. The tub does leak, and should be replaced. SOLD AS IS.

Listing courtesy of Chris & Christie Powers



157 CONCORDIA | MLS 22-282 | \$230,000

Beautiful BEACHFRONT lot with a sandy beach that comes and goes, in a quiet subdivision close to Sandy Point National Wildlife Refuge. You will love the sound of the sea and enjoy the many sea birds from this very buildable lot which has been recently cleared. The neighborhood has underground power; the transformer nearby is ready to share. Quality homes dot the waterfront in this neighborhood, and there are even 2 coconut trees on the lot. Easy to get to Fredriksted's fun spots or hop on the road to the rest of beautiful St. Croix, including Carambola golf course. Make this you Caribbean dream homesite!

Listing courtesy of Isabel Brady



236 LA GRANDE PRINCESSE | MLS 22-312 | \$1,600,000

This R3 Property is full of potential. It was used as a school for many years but could also be a medical complex, head start, church, or easily converted into apartments. A rare opportunity to find such a well cared for group of buildings that are also on city water and sewer, as well as having two cisterns and a well. All rooms have AC and there is a small apartment on the grounds, which are completely fenced. Conveniently located off Northside Road and only 10 minutes to the Hospital or to town. Restaurants, grocery stores, hotels, gas stations and even a beach, all within a short drive or a nice walk.

Listing courtesy of Debby Babb

ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON: 2/28/20-2/28/21 VERSUS 2/28/21-2/28/22

	2020-2021 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2021-2022 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	172	264	\$363,500	220	266	\$492,500
Condo Sales	89	201	\$235,000	162	194	\$262,500
Land under \$39,999	77	343	\$29,000	58	454	\$30,000
Land over \$40,000	85	295	\$60,000	142	366	\$76,000
Commercial	10	106	\$437,500	25	383	\$500,000

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  
MEDIAN  
PRICE  
INCREASED  
35%**  
Through February,  
compared to the same  
period last year.