



# ST. CROIX

## REAL ESTATE NEWS

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Christiansted, VI 00820

### MARCH 2023



Take an island that revels in rum, a dash of Irish heritage, add a sea of green and you've got yourself a Crucian St. Patrick's Day Parade. Each year on the Saturday closest to St. Patrick's Day, revelers adorned in green flood the streets of downtown Christiansted dancing, singing and celebrating the popular Irish holiday infused with Crucian culture.

Many are often surprised to learn that St. Croix is home to one of the largest St. Patrick's Day celebrations in the Caribbean. The Irish Caribbean Heritage stems from the 1700s when sugar production was prevalent throughout the region. Under Danish rule, Irish descendants from neighboring islands moved to St. Croix to develop sugar plantations on the island's fertile land.

The St. Croix St. Patrick's Day Parade started in 1969 when group of local businessmen got together at a popular watering hole in downtown Christiansted. Their conversation turned to holiday celebrations where they questioned why St. Patrick's Day wasn't celebrated in the Virgin Islands. They decided at that moment that something MUST be done to remedy this dilemma. From there, the first St. Patrick's Day Parade on St. Croix was born. With a stake-bed truck outfitted with piano on top, the newly organized committee and fellow supporters hopped on board the slow-moving structure singing Irish and local songs while saluting shoppers and shopkeepers along the route. Those donning their green gear immediately got into the spirit, while those who needed something green rushed into the nearby shops to find the appropriate attire to join in on the fun. In present day festivities, local majorette groups, high school bands and carnival troupes parade through the streets to pay homage to their Irish Caribbean Heritage on an island brimming with Armstrong's, O'Bryan's, O'Neale's and O'Reilly's.

The 2023 St. Croix St. Patrick's Day Parade will take place on Saturday, March 18th starting promptly at 11am. The parade kicks off in downtown Christiansted at Sunday Market Square and travels along Company Street and King Street. For all the latest information about the parade, visit their Facebook page at [www.facebook.com/stxstpats.org](http://www.facebook.com/stxstpats.org).

This newsletter written by Anquanette Gaspard [agaspard@cruzanfoodie.com](mailto:agaspard@cruzanfoodie.com)



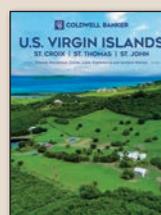
Bry Locher

### Message from Bry...

Sunny Greetings from St. Croix! Is it just me or does it feel like 2023 is flying by? We're already in March and we've experienced an abundance of great things here on the island. This is the height of the busy season where there are more events, activities and outings than one can count, and it can be a challenge to keep up with it all. Nevertheless, there are a few things you are sure to find regardless of where you may find yourself on the island: a heaping dose of Crucian culture, our warm and friendly people, picturesque views, beautiful beaches and a glimpse of our laidback lifestyle.

This month, I am sharing with you a couple of St. Croix's most anticipated events! We're excited to see things feeling like normal again as we continue to turn the corner in this post-pandemic world. You'll be surprised to learn of one event that is considered one of the largest holiday celebrations in the Caribbean plus you'll find out how to score your ticket to the hottest showcase on island. I'm also excited to share a recent development that speaks to the real estate market on St. Croix and all the possibilities that can be actualized here.

If you are 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,  
Regional Sales Director,  
Managing Broker  
Coldwell Banker St. Croix Realty

Raise a Glass

# Raise a Glass TO TASTE OF ST. CROIX 2023!



When it comes to celebrating the culinary talent found on St. Croix, Taste of St. Croix does it best! The 23rd Taste of St. Croix will take place on Thursday, April 20th where St. Croix's culinary scene will be on display featuring numerous St. Croix-based restaurants, caterers, private chefs and a variety of other culinary-focused businesses. Since 2001, Taste of St. Croix has uniquely captured the spirit and flavor of the hospitality industry of St. Croix in a celebration that is praised as one of the premier food and wine events in the US Virgin Islands. For three hours, guests can sample a variety of local and international tastings while indulging on elegant wines from around the world.

Since its inception over 20 years ago, Event Director Collin Hodge has been part of Taste of St. Croix in various capacities. What began as a consulting role soon evolved into event coordinator and finally event director with Hodge at the helm of the organization, ensuring its continued success with each passing year.

Their 2022 return after the global pandemic hiatus was welcomed with open arms and the anticipation for the



2023 showcase runs high. As a 501 (c)(3) non-profit organization, Taste of St. Croix promotes and showcases the talent and potential of St. Croix's hospitality industry through fostering partnerships, sponsoring training and industry events, and building public awareness of service-industry importance to the socio-economic future of

the U.S. Virgin Islands. Even with limited numbers at the 2022 event due to CDC and local health guidelines, they were still able to contribute over \$10,000 from the event proceeds to the Restaurant Grant Program, Farmer's Market Coupon Program as well as two community organizations, Lighthouse Mission and Women's Coalition of St. Croix. The proceeds from 2023 Taste of St. Croix will benefit Lighthouse Mission and Women's Coalition of St. Croix once again.

The 23rd Taste of St. Croix will take place on Thursday, April 20th at Divi Carina Bay Resort from 6pm to 9pm. General admission and VIP tickets will be available for purchase starting on Friday, March 10th; \$110 and \$175 per person, respectively. For more information and to purchase tickets, visit [www.tasteofstcroix.com](http://www.tasteofstcroix.com).



# MODERN COMFORT & LUXURY



Social Beer Garden

Photo by Aniquanette Gaspard

## at The Loft in Christiansted

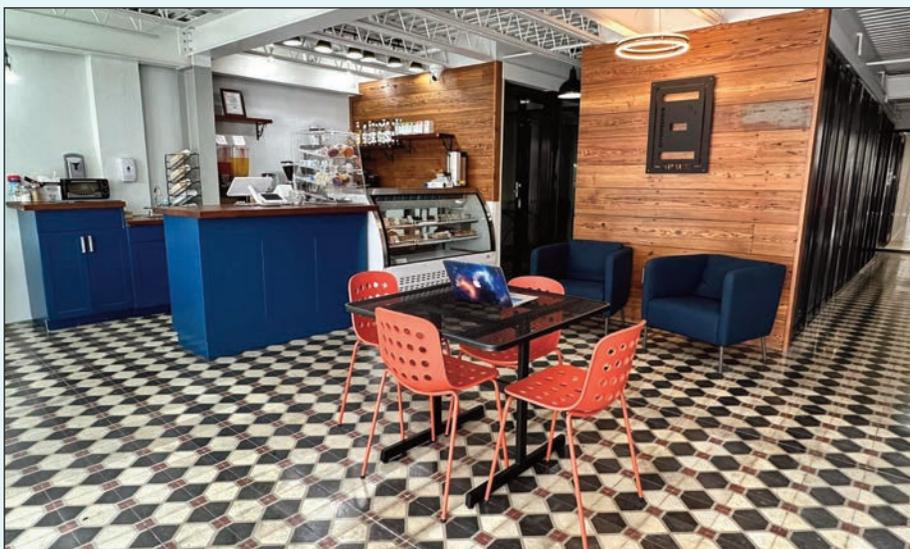
**A** newly restored commercial space in Christiansted has injected a breath of fresh air in the historic downtown area. The Loft on Company Street is the latest project of Crucian entrepreneurs Danny Deterville and James Eugene. This multi-use loft building is a testament to hard work and determination, housing four unique businesses under one roof which includes an Internet café, open-air courtyard space, loft apartments and co-working space. Their purpose for this building was all about bringing back to our historic towns the energy and prosperity the island experienced in the 1970s and 1980s where people lived, worked and thrived.

Deterville first identified the building as a potential way to fulfill his dream when he moved back to St. Croix after graduating from college. Over twenty years later, that dream has become a reality. Thanks to financing through the Economic Development Authority (EDA), Deterville & Eugene have developed 50 AB Company Street into a people-oriented space for like-minded individuals where collaboration and networking can meet to allow the betterment of the community in a social setting.

**Café 50** is an indoor/outdoor Internet cafe that offers coffees, pastries and other light fare Monday through Saturday from 7am to 3:30pm. **Social Beer Garden**

comes to life with its sophisticated ambiance in the open-air courtyard. Tuesday through Saturday, guests can enjoy handmade cocktails, wine and beer while listening to smooth sounds of jazz and Afrobeats music. Live entertainment can be heard several times a month with plans on booking off-island talent to add to the live entertainment schedule.

The added charm of the building is found within the walls of the second floor. Three loft apartments offer comfort and luxury within 600 square feet each. Each space features interior metal flooring, full-size soundproof windows, air-conditioning, washer and dryer, a fully equipped kitchen with state-of-the-art appliances and dedicated parking. The lofts are rented on a short-term and long-term basis.



Café 50

The entrepreneur space, commonly referred to as the “E-Space,” is a deluxe incubator facility that features eight-cubicle pods where entrepreneurs and creatives of all specialties can come to grow their businesses and hone their crafts using the spaces.

To learn more about The Loft on Company Street, visit the Instagram pages for the various businesses at [@Cafe50\\_VI](#), [@STXLoft](#) and [@TheSocial.BeerGarden](#). You can also call 340.690.0227.



# THIS MONTH'S FEATURED PROPERTIES



## 89-C LA GRANDE PRINCESSE | MLS 23-256 | \$925,000

Midcentury modern home for the buyer looking for a distinctive uncommon retreat set on a generous one-acre+ tropical crest. This concrete home is designed around a welcoming terrazzo patio and stone bar. It is one with the outdoors; enjoying open spaces and large windows. Local stone is juxtaposed with natural concrete walls, terrazzo floors, and mahogany interior doors. The four bedrooms and three baths in soft palettes are in two buildings, affording a flexible floorplan. From the kitchen on the west side is a large, deep pool open to the sky and its display of colors at sunset. Unigue, stone walls creating terraces, flank the sweeping tropical tree-lined driveway.

*Listing courtesy of Isabel Brady*

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## 46 PROSPERITY | MLS 23-262 | \$698,000

Large open living spaces make this lovely home comfortable and inviting. Located in the Prosperity neighborhood across the road from Rainbow Beach, the nice, fenced yard, pool and sea view offer lots of options for those who love the water and enjoy the beautiful West End beaches. Inside, the large veranda has been screened and secured to be fully appreciated as living space.

Vaulted ceilings and fans throughout. Four bedrooms offer flexibility with plenty of space for a large family or convert extra bedrooms into office, studio or play space.

*Listing courtesy of Diane Burns*



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## 212 SCHOONER BAY | MLS 22-747 | \$289,000

Great location and view. Schooner Bay 2BD, 2BA second story condo with covered balcony overlooking Gallows Bay, Christiansted Harbor, and the sea. The condo is fully furnished with an equipped kitchen. Split AC units in each bedroom and a wall AC unit for the living space. Washer, dryer, and dishwasher in the kitchen. A designated parking space is a short walk to the front door. Community pool and BBQ area. Perfect condo for long-term or short-term rentals. Back on the market (previous buyer unable to secure financing).

*Listing courtesy of Dan Savaro*



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## 171-A MARY'S FANCY MLS 23-296 | \$49,000

Perfect mid-Island flat lot. Mature shade trees will keep your future home cool and shaded. Lovely paved road. Only minutes to Sunny Isle Shopping Center, the hospital, schools, restaurants, banking, beaches and the movie theater.

*Listing courtesy of Lorine Williams*



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## APOTHECARY HALL | MLS 22-1613 | \$1,750,000

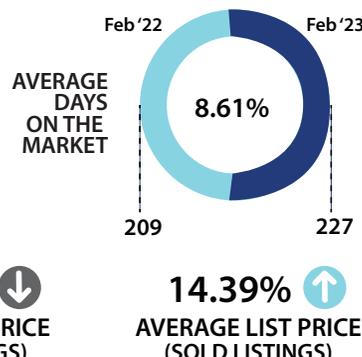
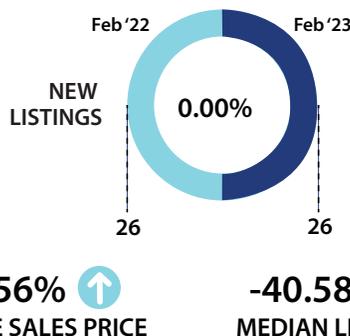
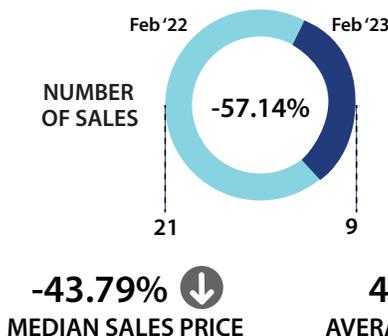
Incredible opportunity to own this historic property on almost half an acre in the heart of downtown Christiansted at the corner of Company and Queen Cross Streets! In 1828, the lower floor of the main building was converted to an apothecary, which operated until 1970. It's been called "Apothecary Hall" ever since. The historic details throughout add charm and interest to each space. Among the current tenants are two popular restaurants, an art gallery, and an attorney's office. The buildings are built around a large patio with a huge mahogany tree, and an upper courtyard.

*Listing courtesy of Chris & Christie Powers*



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## ST. CROIX REAL ESTATE MARKET WATCH



**FEBRUARY 2023**  
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**ALL PROPERTY TYPES**

Comparison to the same period last year. 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.