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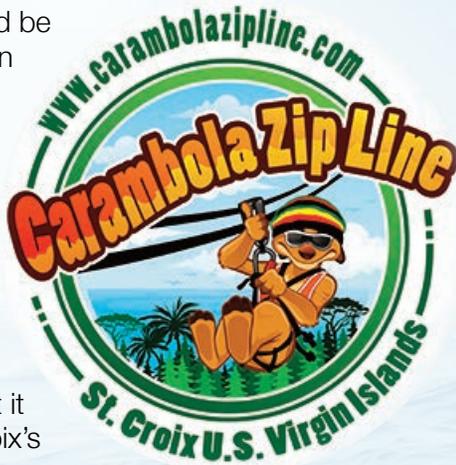
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# ST. CROIX REAL ESTATE NEWS

NOVEMBER 2020

## EXPERIENCE ST. CROIX'S BREATHTAKING VIEWS FROM ABOVE WITH CARAMBOLA ZIP LINE

Combine thrilling adventure with breathtaking views and you have St. Croix's newest excursion - Carambola Zip Line! Located in the lush hills of St. Croix's North Shore, Carambola Zip Line offers a fun, exciting outing that locals and visitors can enjoy. About five years ago, Diane Burns had the idea that a zipline on St. Croix would be a perfect way to enhance tourism on the island and increase the number of cruise ships coming to port. "As a kid, I loved ziplining," said Diane. "My grandfather made one and I remember how much fun me and my cousins had playing on it for hours at a time." Diane highlighted that zipline activities are the most sought-out excursion for many cruise ship passengers and thought it would be a great addition to St. Croix's offerings.



To get started, Diane teamed up with Cosmo Williams and Connie Lemko. They went through the appropriate steps for securing the land, zoning, getting the right permits and all the structural engineering of building the zipline course. The 2017 hurricanes placed their plans on hold due to the extensive damage on island, but they pressed on. Carambola Zip Line will be open for adventure and excitement for all before the end of 2020.

This unique excursion offers two tours for the price of one – land tour + zipline tour with a historic twist. Guests are picked up by an open-air safari bus from the welcome center for a scenic drive with panoramic views of neighboring islands and the north shore coastline. Along the way, guides will offer historic insight on St. Croix as the bus makes its way to the first platform. With almost 5,000 linear feet, Carambola Zip Line is the longest in the Caribbean with four courses to zip through. The final course lands at one of the island's well-known sugar mills and ends with a cool refreshing drink back at the welcome center.

For more information about Carambola Zip Line, be sure to visit their Facebook page for progress updates and details on the launch of their website for online bookings.

<http://www.facebook.com/carambolazipline/>

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

*Message  
from  
Bry...*

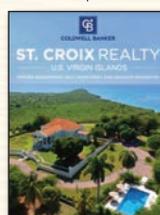


*Bry Locher*

For many people on island and abroad, November represents a time to give thanks for everything in our lives that we are grateful for: family, friends, neighbors, co-workers, clients and a place to call home. 2020 has been an unprecedented year for many, from navigating a global pandemic to witnessing a historical presidential election in the United States. Despite these challenging times, the St. Croix community continues to show its resiliency and perseverance by coming together to help each other when it's needed the most.

We are thrilled to see visitors returning to the island, as travel to the territory has seen an increase of 200% according to recent data from a leading travel insurance comparison site. U.S. citizens don't need a passport to travel here, which means more people are eager to escape to America's Paradise for a dose of fun in the sun. This month, I am sharing another new business that is sure to add thrill and adventure to your life as well as an inside look at CB St. Croix Realty's recent community outreach service with a local charity.

You can still visit us virtually! The robust real estate market on St. Croix has something for everyone. We welcome you to join our weekly virtual open house events and take a tour of our exclusive properties from wherever you are. Join us every Saturday at [CBVirtualOpenHouse.com](http://CBVirtualOpenHouse.com); let us help you on your journey of homeownership in the Caribbean!



*Bry*

Bry Locher, Managing Broker  
Coldwell Banker St. Croix Realty

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

# ALL THE WORLD'S A STAGE

## Kicking Off Caribbean Community Theatre's 36<sup>th</sup> Season

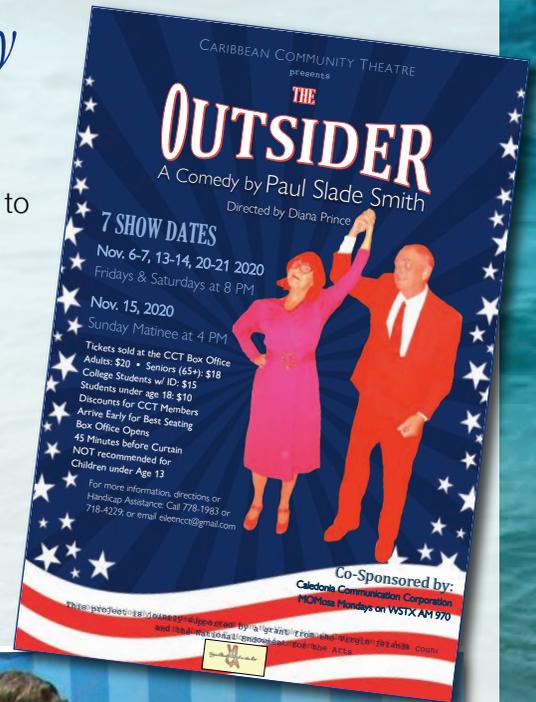
Since 1985, Caribbean Community Theatre (CCT) has been dedicated to presenting high quality theatrical productions to residents and visitors of St. Croix. This non-profit, volunteer-based organization produces five plays each year at their theatre located at #18 Estate Orange Grove in Christiansted. Managing Producer & Co-Vice President of Marketing Eileen Bishop Des Jardins noted that CCT could not have survived the last nine months without their community of volunteers, donors and sponsors. "Community is our middle name," said Eileen. "It's been a challenge, but we're used to challenges in live theatre!" Now in their 36<sup>th</sup> season, CCT is kicking it off with a political comedy.

*The Outsider* is a timely and hilarious comedy written by Paul Slade Smith that skewers politics and celebrates democracy. This silly play of political proportions follows Ned Newley, a candidate who doesn't want to be governor. Terrified of public speaking with impressively bad poll numbers, he can easily be seen as the worst candidate to ever run for office. His ever-supportive Chief of Staff thinks Ned is destined to fail but political consultant Arthur Vance sees things differently. What if Ned is exactly what the public is looking for? Rather than change who Ned is, the strategy is to show the public who Ned truly is – the worst candidate to ever run for office.

Diana Prince directs the cast of *The Outsider*: Michael Baker, Denise Blanchette, Jacob Hebert, Wendy Keeler, Paul Knipler, Tyler Peworchik and Kelly Pugh. The play will run over three weekends, giving theatre lovers seven chances to catch the hilarious comedy. Show dates are November 6-7, 13-14 & 20-21 at 8pm, with one Sunday matinee on November 15th at 4pm. Tickets are \$20 for adults, with discounts for seniors, students and CCT members. Purchase tickets (cash only) at the CCT box office prior to each show, which opens 45 minutes before curtain. This play is not recommended for children under age 13. Masks are required for entry into CCT.

CCT productions are jointly supported by a grant from the Virgin Islands Council on the Arts (VICA) and the National Endowment for the Arts (NEA), and co-sponsored by Caledonia Communication Corporation and MOMosa Monday on WSTX AM 970.

*Photos by Diane Prince.*



**Live Scenes from The Outsiders**



# THE GIFT OF COMFORT

## *CB St. Croix Realty's Queen Louise Home Community Outreach Service*

This past summer was a scorcher with average temperatures in the low to mid 90s! Our Coldwell Banker St. Croix Realty agents agreed that the best way to give back for this year's community outreach service was with the gift of cool comfort to the Queen Louise Home for Children. Since its inception in 1904, this organization has provided a safe haven and residential foster care for children in the Virgin Islands who have been abused, abandoned, or neglected. It is currently managed by Lutheran Social Services of the Virgin Islands providing around the clock care by full-time childcare workers and AmeriCorps members.

Queen Louise Home for Children CEO, Junia John-Straker, recognized the greatest need at the time was air conditioning units for the employees, volunteers and residents at the Sister Emma Cottage located on the Queen Louise campus. It serves as the residence for children with the most severe physical and developmental disabilities where the staff is on 24-hour rotation providing critical care. While the bedrooms are air-conditioned, the main room that functions as the dining hall and activities center is not. After reaching out to the Schmidt Community Fund (<https://www.schmidtcommunityfund.org/>) for support, the agents of Coldwell Banker St. Croix Realty combined

their individual donations with the foundation's help to meet their financial goal. The agents used their longstanding relationships with local contractors to successfully install three new split air conditioners at the Sister Emma Cottage. Now, the selfless caretakers of Queen Louise Home are able to do their work more comfortably and the residents can enjoy cool air conditioning throughout the entire building.

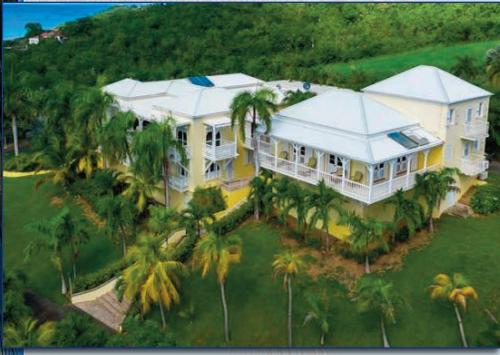
*"Our staff is extremely happy and screamed with excitement when they felt the cool air as they walked into the building."*

The employees at Sister Emma Cottage were grateful for the gift of air conditioning! "Many, many thanks go to everyone at Coldwell Banker St. Croix Realty, The Schmidt Community Fund and R&R Enterprises for coming together to make this a reality," said one employee. "Our staff is extremely happy and screamed with excitement when they felt the cool air as they walked into the building." They also shared that the children were already feeling better in the living room space and had gotten much more comfortable in their home. "We send hugs, high fives, and lots of love to everyone who helped to make this happen. Thank you all for making life better for our residents. We so appreciate you!"

Learn more about Queen Louise Home for Children and Lutheran Social Services of the Virgin Islands by visiting their website <https://lssvi.org/what-we-do/care-for-children/queen-louise-cottage-a-b>.

# THIS MONTH'S FEATURED PROPERTIES

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## 5A PROSPECT HILL | MLS 20-1852 | \$3,200,000

MAGNIFICENT WEST INDIAN ESTATE IN THE WEST END! This West Indian-inspired estate combines luxury with practicality in what can only be described as magnificent. The property consists of 8 bedrooms and 10.5 baths in 3 buildings on 2.5 gated and fenced acres. Create your own executive or family compound overlooking St. Croix's West End calm Caribbean waters. Indulge yourself in a private and tiled pool, plus heated hot tub and cabana with granite wet bar and separate full bath. Stay fit on the tennis court, basketball court, or exploring the lush wooded grounds. A 48-panel solar system with net metering and 25KW diesel back-up generator power the property.

*Listing courtesy of David Fedeles*

## 17B SALLYS FANCY | MLS 20-560 | \$469,000

Great spacious home with a pool, net metering and battery back-up. Excess power generated every month! The outdoor living space and large fenced yard is just perfect with the cool breezes that blow off the sea. Lots and lots of fruit trees including mango, guava, key lime, coconuts, banana, avocado, and genip. Tucked back into a small neighborhood you will enjoy the peace and quiet with your small but gorgeous south shore sea view. Minutes from town but a country feeling is what this home offers.

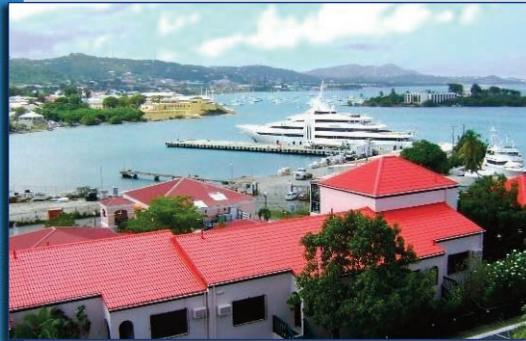
*Listing courtesy of Debby Babb*



## 209 SCHOONER BAY | MLS 20-1738 | \$299,000

Spacious 2-story corner unit with 2 galleries overlooking the breathtaking Caribbean Sea! Nice corian kitchen with updated appliances and track lighting. Spiral staircase to second floor Master suite and gallery. Awesome view overlooking historic Christiansted Harbor! Convenient Gallows Bay location. Walk to restaurants, bank, post office and shops or take a short ferry ride to Hotel on the Cay for white sandy beaches. Successful long term rental! NEW Back-Up GENERATORS!

*Listing courtesy of Joe & Sharon Thayer*



## 338A UNION & MT WASHINGTON | MLS 20-1877 | \$52,000

Check out this fabulous East End 1/2 acre lot with BOTH North and South Shore views! This gentle to moderately sloping property has an ideal building site near the front of the lot allowing for stunning views of the blue Caribbean Sea. The property is easily accessed from both the South Shore road and Tipperary road, which was recently paved. The lot is located in a quiet neighborhood with no HOA or C&Rs and convenient to shopping and beaches.

*Listing courtesy of Brooke Cook*



## 99G TWO BROTHERS | MLS 19-1946 | \$749,000

Nice 7-unit apartment building just 150 yards from the sea. Enjoy the beautiful sea views and fantastic sunsets just steps away from some of the nicest beaches on St. Croix. Great income property. Most units have been recently renovated. 7 Units; five 1-bedroom/1 bath and two 2-bedroom/2 bath units. Great proximity to West End beaches, just South of Frederiksted town, these units can be rented easily as short term/vacation or long term rentals. Building has both WAPA and Cistern water, and also a saltwater well. Unit 7 on the ground floor is set up as owner's unit, or rent them all! Super investment opportunity!

*Listing courtesy of Diane Burns*



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## ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON: 10/31/18-10/31/19 VERSUS 10/31/19-10/31/20

	2018-2019 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2019-2020 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	180	259	\$271,000	170	248	\$349,450 ↑
Condo Sales	126	182	\$182,500	81	188	\$235,000 ↑
Land under \$39,999	73	308	\$28,500	70	378	\$28,000
Land over \$40,000	67	392	\$77,500	65	311	\$69,000
Commercial	16	438	\$540,000	9	486	\$300,000

The Good News...  
**CONDOS SOLD FOR 29% MORE**

Through October 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.

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