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# ST. CROIX REAL ESTATE NEWS

NOVEMBER 2021



## CONTEMPORARY CARIBBEAN CUISINE IN A BIG WAY

The newest addition to the culinary scene on St. Croix has plans to make their mark “in a big way.” **Gwan Mannyé** is a family run establishment that opened its doors in September 2021.

Owners Christopher Monbelly and Dean Baptiste, Jr. are the uncle-nephew duo with St. Lucian roots that wanted to pay homage to their family’s homeland when naming the restaurant. Monbelly is the current owner of Ital in Paradise, a vegan and vegetarian restaurant in downtown Christiansted. By teaming up with his nephew, it allowed their offerings to branch out and grow. “We wanted to have something that catered to everyone, regardless of their dietary preference,” said Baptiste. “At Gwan Mannyé, everyone is represented in our restaurant offerings.”

Meaning ‘in a big way,’ Gwan Mannyé offers contemporary Caribbean cuisine made with locally sourced ingredients. Baptiste shared the challenges that come with keeping it local and how the restaurant manages through it. “You can only source so much on a daily basis,” said Baptiste. “This is why our menu changes daily – it fluctuates based on on-island availability.”

Whipping up delectable delights in the kitchen are Head Chef Mark Davis and Sous Chef Terrance Bryson. Together, they work on creating a menu that has something for everyone. The daily menu always includes chicken, meat, seafood, vegan and vegetarian dishes. With the fluctuating menu, it is rare to find the same specials appear from one week to the next. When asked how they manage guests wanting a previous dish, Baptiste revealed the level of confidence he has in his kitchen staff. “We have so much faith in our chefs that we know they can create something that would blow you away or surpass your expectations.” This challenges the chefs to be creative on the spot without having to be restricted to a specific menu.

Gwan Mannyé is open seven days a week for breakfast, lunch and dinner. Breakfast and lunch hours are from 7am to 2pm, dinner 4pm to 10pm. For more information, visit their Facebook page and Instagram page or call 340.715.7979.

*This newsletter written by Anquanette Gaspard  
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*Bry Locher*

### Message from Bry...

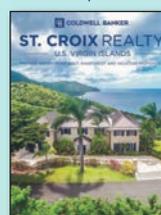
With less than two months to go in 2021, it is no surprise that many people on island and abroad are shocked by how quickly time has flown by. So much has transpired in our lives since the start of the global pandemic. Now more than ever, people around the world are even more grateful for the simple things in our lives: family, good health, friends, co-workers, clients and a place to call home. Here on St. Croix, we are thankful for the recent ease on restrictions across the territory and look forward to a time soon when we can celebrate together and enjoy the close presence of each other’s company.

Visitors continue to come to the island in record numbers. St. Croix was recently named a top destination for winter travel by Expedia. Search interest for Thanksgiving travel to the island has seen a significant jump. This means even more people will be coming to St. Croix to ultimately fall in love with its people, its charm and overall laidback vibe. This month, I am sharing one of the newest restaurants that opened in downtown Christiansted plus we have several events and festivals coming up that will make your next visit even more worthwhile.

Weather temperatures may be dropping where you are; now is the perfect time to visit St. Croix. The robust real estate market coupled with the exceptional properties we have available means your dreams of homeownership in the Caribbean might become a reality sooner than you think. Give us a call to 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



Photo by Anquanette Gasparid

# GO CRAZY FOR COCONUTS!

**C**oconut lovers rejoice! The annual Crucian Coconut Festival is back from its pandemic hiatus to resume its mission to reignite St. Croix's economy with the help of coconuts. Since its inception in 2015 by St. Croix Farmers in Action, the cultural display of this cherished Caribbean fruit has been a fun-filled family event complete with educational presentations, cooking demos, activities, games and live local music. Coconuts are one of the few fruits that create a wide assortment of byproducts that are used and enjoyed by people worldwide.

Ms. Yvette Ross, Director for Coconut Festival Committee, shared her excitement of the return of Crucian Coconut Festival. "It's such a relief to know that we will be able to host Crucian Coconut Festival in 2021," said Ross. "This year, we are expanding the live entertainment and introducing a fine art exhibit on the days leading up to the festival." The art exhibit will feature artists from across the

Virgin Islands, including woodworkers, painters and steel sculpture artists displaying their works.

This year's festival will look a bit different due to challenges of COVID-19. For example, a crowd favorite of the festival is the coconut jelly scooping contest. Historically, participants stood shoulder to shoulder racing the clock to determine who could scoop out jelly from coconut husks the fastest. This year will still be based on speed, but participants will be timed individually. Whoever has the fastest time among all the participants will be declared the winner.

Several vendors will be in attendance selling coconut-inspired crafts, local foods and treats. The on-site greenhouse will host aquaponic tours that show how produce is grown using this fish powered food production system. There will also be a host of interactive educational presentations about the coconut as well as a family activity center where craft baskets and bags filled with

coconut learning activities are given to families to take home.

Ross shared her hope for this year's attendees of the Crucian Coconut Festival. "I want everyone to leave the festival with a greater appreciation for the coconut." She expressed that the coconut is more than an economical tool; "it can improve your health and offer entrepreneurial opportunities."

The Crucian Coconut Festival will take place on Sunday, December 5<sup>th</sup> from 11am to 6pm at Estate Bethlehem Sugar Factory; \$10 entry fee for all attendees. The art exhibit, also taking place at Estate Bethlehem Sugar Factory, opens to the public on Friday, December 3<sup>rd</sup>. From 4pm to 9pm, enjoy live music from the Eddie Russell Band; \$25 entry fee for the opening night. The exhibit will also be open on Saturday, December 4<sup>th</sup> from 10am to 3pm. Vaccination or proof of negative test within 3 days is required to attend all events. For more information, call 340.690.1389.

# A RACE TO THE FINISH



Photo by Sean McGuire of St. Croix in Motion for V7 Triathlon

## 2021 Beauty & The Beast Triathlon

The race is on in America's Paradise! St. Croix is home to one of the longest-running triathlons on record. Since 1988, St. Croix's previous races such as "America's Paradise Triathlon" and "IRONMAN 70.3@ St. Croix" have been considered must-do events for triathletes worldwide. On November 28, 2021, athletes from around the world will descend onto the stunning shores of St. Croix to compete in the 2021 Beauty & the Beast Triathlon.

This year's triathlon is led by USAT Certified race directors Scott Fricks and Theresa Harper. The race has partnered with the Virgin Islands Triathlon Federation, a local nonprofit organization committed to improving the triathlon training and racing experience in the Virgin Islands while giving back to the community. Each year, the committee designates local charities that will receive donations from the race proceeds.

The event name is the perfect description of the triathlon course. The "Beauty" can be seen in two parts – the swim in warm, pristine ocean waters and a scenic run route. On the other hand, the "Beast" is in the climb on the bike route. While the rolling picturesque ride rewards triathletes with breathtaking

ocean views, a 0.7-mile ascent at 26 percent grade is its own monster for a host of different reasons.

At 6:45am, athletes line up at the start of the course in the heart of historic downtown Christiansted. A spirited swim in the harbor transitions to a

demanding bike ride and culminates with the run that travels east from Christiansted.

Residents, volunteers and visitors are always on hand along the course to cheer on competing athletes, providing them with water, snacks and other items to keep them fueled throughout the race. Due to the pandemic and construction at the prior location, this year's course will experience a slight change. The race will begin at Cramer Park on St Croix's East End and the course will primarily stay on the East End of the island. While the world-famous Beast will be missing from this year's bike, the infamous hills of St Croix's East End will still offer a "beast" of a challenge to participants.

There are three race events athletes can choose from: Olympic-Distance Triathlon, Sprint-Distance Triathlon and a Sprint-Distance Aquathlon with relays offered in the Olympic and Sprint Triathlon races. For more information about this year's race, visit [www.stxtriathlon.com](http://www.stxtriathlon.com).



# THIS MONTH'S FEATURED PROPERTIES

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## 130 JUDITH'S FANCY | MLS 21-1398 | \$1,750,000

Must see this 4BD estate home on a breathtaking 1.5-acre knoll top in the beautiful gated beach community of Judith's Fancy! Solid concrete construction commands 270° views of the Caribbean Sea, Salt River Estuary and National Park Lands, Christiansted harbor, Buck Island and the northern islands. The great room showcases the mesmerizing views with floor to ceiling windows on three sides, cypress cathedral ceilings and open rafters. The outdoor living area surrounds a newly resurfaced infinity pool. Enjoy 3 cisterns, Italian tile floors, strong Bermuda roof, covered parking, solar H2O, 20KW propane generator, water filtration system. Offered furnished. Turn key.

*Listing courtesy of Isabel Brady*

## 136-3 MT WELCOME | MLS 21-1479 | \$425,000

Hillside villa with 4BD, 2BA, Caribbean Sea views and two galleries - one sea facing deck off the living room and another private gallery off the main bedroom! This home is a charmer in a very private setting! It is located close to Gallows Bay for all conveniences, yet is set back in the hills of Mt. Welcome far enough away to enjoy complete silence, except for the birds and wind chimes. The hillside elevation makes for lovely sea views framed by the lush hills. The villa is all on one level. The main bedroom is extremely spacious with a bath en suite, a private gallery on the side yard with amazing sea views and a HUGE walk-in closet.

*Listing courtesy of Amy Land-de Wilde*



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## 7 SOUTHGATE COURTYARD | MLS 21-1092 | \$165,000

**Very successful rental history.** Popular East End gated community just minutes outside Christiansted. Enjoy cool tropical breezes from this top floor, 1BD, 1BA corner unit! Open and airy. Spacious pool and deck area with open cabanas. This renovated community has a gated entrance and plenty of free parking. The condos are built around a large and inviting pool/deck area. All the exteriors have been freshly painted and offer a true feeling of Caribbean living. Walking distance to world famous Cheeseburgers in America's Paradise and the spectacular Chenay Bay beaches!

*Listing courtesy of Joe & Sharon Thayer*



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## 94 SALT RIVER | MLS 21-1630 | \$54,000

Build your Northshore dream home here! This plot boasts 0.79 acres and sits in the Salt River Ridge community with plenty of privacy. Just a short drive to Cane Bay for snorkeling and diving. Enjoy the breezes, ocean views and convenient location. Best of all, the road to the plot was recently cleared making it very easy to access!! You don't want to miss out on this gem.

*Listing courtesy of Brooke Cook*



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**26-E SHOYS**  
0.69 ACRES | MLS 21-1520  
**\$115,000**

**78 ANNA'S HOPE**  
0.75 ACRES | MLS 21-1521  
**\$105,000**

**OWNER FINANCING AVAILABLE!** These two gently sloped plots make for great building sites in one of St. Croix's most desirable, private, and gated communities. Buccaneer Bay's resort-like atmosphere will make you feel as though you have arrived. Close to golfing, a dip at the pool, restaurants and a great sandy beach.

*Listing courtesy of Lorine Williams*



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## ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON: 10/31/19-10/31/20 VERSUS 10/31/20-10/31/21

	2019-2020 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2020-2021 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	172	246	\$348,500	214 ↑	291	\$489,000 ↑
Condo Sales	82	188	\$235,000	142 ↑	213	\$251,250 ↑
Land under \$39,999	76	377	\$28,500	59	390	\$29,000 ↑
Land over \$40,000	69	307	\$60,000	135 ↑	373	\$74,000 ↑
Commercial	9	486	\$300,000	22 ↑	390	\$460,000 ↑

The Good News...  
**HOMES SOLD FOR 40% MORE**

Through October, 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.*