



# ST. CROIX

## REAL ESTATE NEWS

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OCTOBER 2022



## DIVE INTO THE 26TH ANNUAL CORAL REEF SWIM RACE

**S**wimmers near and far, beginners, amateurs or professionals, the 26th Annual Coral Reef Swim Race in beautiful and sunny St. Croix is waiting just for you! On Sunday, November 13th, one-mile, two-mile and five-mile race distances are being offered in the Coral Reef Swim Race for swimmers ready to make their way through St. Croix's crystal-clear waters. Often referred to as "Buck to Buc," swimmers participating in the five-mile race start at Buck Island National Monument and finish the race at The Buccaneer Beach & Golf Resort's Mermaid Beach. The shorter distances begin in alternate locations; however, all races end along Buccaneer's palm-lined beach.

The Buccaneer Beach & Golf Resort has been the host hotel of the race since its inception in 1995. Founded in the 17th century and family-run for generations, The Buccaneer offers elegant accommodations, golf, tennis, three exquisite beaches, two freshwater pools, kids' program, fine restaurants, water sports, spa, and fitness center on a 340-acre tropical estate. The resort owner, Elizabeth Armstrong, established the Coral Reef Swim Race with fellow swimmer Kim Sanford as a fundraiser for the East End Marine Park. The park was the first territorial marine park established to protect the natural and cultural resources of the east end of St. Croix. Discounted rates are available to participants through the resort's Swim Race Package. A minimum three-night stay and proof of registration is required.

Participants ages 11 and up can choose an assisted swim with fins and snorkel starting at \$90 per person for the 1-mile race. The two-mile and five-mile races are \$130 and \$150, respectively. To learn more about the race, visit the event website at [www.swimrace.com](http://www.swimrace.com). Those interested in registering for the race can sign up through the event website via Active.com.

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



*Bry Locher*

### Message from Bry...

**W**e have officially entered the last quarter of 2022! It seems like it was only yesterday when I shared Happy New Year greetings with you. While the year is swiftly coming to an end, we have so much to look forward to before we usher in 2023. In-person events are back in full swing, the threat of a global pandemic is fading into our rearview mirrors and the holidays are quickly approaching! Thanks to heavy rains across the region, St. Croix is as lush and green as ever as we navigate what some may call our "rainy season." Home cisterns are overflowing with fresh rainwater and local farmers are growing bountiful produce that can only be found on our island rock.

In the following pages, I'll share with you one of St. Croix's most impactful events taking place later this month that focuses on food security within the territory. You'll also learn about one of the island's longest running races that attract athletes from all over the world plus a restaurant favorite is reimagined as it enters its newest chapter. There is so much coming up over the next few months and I can't wait to share it all with you!

Now more than ever is the perfect time to visit St. Croix! If homeownership in the Caribbean is still a dream for you and your family, let us turn that dream into reality. Our current listings include several exceptional properties sure to have you envisioning life's next chapter living in the Caribbean. 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



# SEJAH FARM VI BUSH COOK CHEF COOK: ENSURING FOOD SOVEREIGNTY & SECURITY



Since 2016, Dale and Yvette Browne of Sejah Farm VI have organized a local food competition on St. Croix that focuses on bringing community awareness on local food availability in the territory. Bush Cook Chef Cook is where the island's best and brightest chefs use their ingenuity to prepare unique dishes using locally grown crops and produce available to them. As an island with a 95% import rate, the ability to own, control and consume our food is how we ensure food sovereignty and security in the U.S Virgin Islands.

At 10am on Friday, October 21st, the three-day event kicks off with a **free** event featuring a host of family-friendly activities. Cooking workshops, elementary school cookoff, live music, farm tours and school supplies giveaway are a few of the activities to expect on Day 1. This day will also highlight ways to bridge the locally grown food gap between local farms and government assisted programs like SNAP & WIC. "We want the local food system to impact everyone," said Yvette. "Oftentimes, families in these programs are unable to afford the best of the produce and crops available in the stores where they typically shop, and we want to change that for them."

The main event takes place on Day 2. This all-day cooking challenge is where trained chefs and home

cooks compete by preparing dishes using only locally grown ingredients and traditional cooking methods such as the coal pot, three stone setting or the pit oven. The cooking starts from 7am with food samples available from 1pm for attendees. Tickets are \$40 for adults, \$20 for children 6-12 years old and those under the age of 6 are free. Live music will be provided by

DJs alongside the popular Cool Sessions Brass plus enjoy a spirited performance from Guardians of Culture Moko Jumbies. For the final day,

attendees will experience an expertly prepared farm-to-table dinner complete with five courses. The most formal event of the weekend, this dinner will be a collaboration prepared by the Bush Cook Chef Cook participants. Attendees are welcome to bring their own bottles of wine, spirits and beer to enhance their farm-to-table dinner experience.

Two dinner times available – 5pm and 8pm. Advanced reservations are required due to limited seat availability. Tickets are \$70 for adults and \$30 for children.



Bush Cook Chef Cook takes place from Friday, October 21st through Sunday, October 23rd at Sejah Farm located at 9B Estate Castle Burke in Frederiksted. Tickets are available online at Eventbrite or at Sejah Farm. For more information, visit their Facebook page at [www.facebook.com/sejahfarmvi](https://www.facebook.com/sejahfarmvi)





## *A Little Old, A Little New...* **ST. CROIX'S CAFÉ FRESCO REIMAGINED**

**W**hen owners Damon and Yonka Maynard purchased Café Fresco in 2011, they never imagined the impact they would have on the community. Now 11 years later, the husband-and-wife team are reimagining their restaurant with a revamped name in a new location.

Originally opened in 2005 under previous owners, the Maynards became the owners of Café Fresco in downtown Christiansted in July 2011. "We have worked in the restaurant industry for over 30 years," said Yonka. "The opportunity to purchase the business presented itself and everything came together in a way we couldn't imagine." Noting it to be an easy transition, Yonka and Damon made the restaurant their own with delicious lunches made to order and exceptional service customers have come to expect and enjoy. Located on King Street in downtown Christiansted, Café Fresco's welcoming space in the courtyard of the historic Penthenny Building saw a multitude of people over the years. A physical sign hung over their door with the phrase "enter as strangers, leave as friends." The Maynards shared they have made more friends than anyone could ever deserve, which is why they are excited about welcoming friends into the next chapter.

October 28th will be the last day in their current location in downtown Christiansted. In December 2022, Café Fresco will officially become Fresco's Kitchen & Pub House at their new home in Gallows Bay. Customers can expect much of the same they've grown accustomed to with a few new details. This

larger space will include indoor and outdoor seating for up to 90 people alongside a full bar. Their indoor air-conditioned space will have a sports bar feel with several TVs throughout the space playing your favorite sports games. The outdoor seating in the new courtyard features ample shade thanks to the large mango tree. Expanded hours will include evenings and weekends and a larger space means a bigger kitchen. "We're most excited about that," said Yonka. "We'll be able to have more help and create new dishes, which was a challenge in the previous location." Customers will be happy to know that menu favorites will be available in the new

location with new fun additions to the menu, not to mention a full bar with new cocktails, drinks and desserts. They also plan to host a weekly Sunday brunch that will segue into Sunday football.

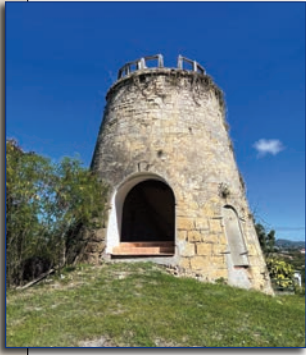
The Maynards will use the month of November to get the new space ready for old friends and new ones. Interior designers Twila Wilson and Kobie Nichols are managing the décor and all the finishes in Fresco's Kitchen & Pub House where guests can look forward to a warm, welcoming space perfect for the entire family. "While we are changing the name slightly and moving to a new location, not much else is changing other than a renewed energy being injected into the restaurant."

Get a taste of Café Fresco before they close their doors on King Street on October 28th. For all the up-to-date details on the restaurant, follow them on Facebook at [www.facebook.com/usvistcroix](https://www.facebook.com/usvistcroix).





# THIS MONTH'S FEATURED PROPERTIES



## 196 CLIFTON HILL | MLS 22-161 | \$1,300,000

Step into a piece of St. Croix history!!! Built between 1750-1804, this 3.57-acre property is a must see. This estate was formerly part of a rum distillery and sugar plantation, and 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 Pam Hunt McFadden and Jill Cherubin*



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## 50-G WHIM | MLS 22-1452 | \$350,000

Sweet 4-bedroom, 2-bathroom family house with a garage. Conveniently located just off Centerline in a small neighborhood. Great wrap-around patio with a beautiful yard and mature mango trees. Several fresh updates and fresh paint job.

*Listing courtesy of Bry Locher and Kelly Odom*



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## 411 THE REEF | MLS 22-1551 | \$439,000

This Reef condo is not to be missed! Lovely 2BD, 2BA with spectacular ocean views, refreshing trade winds, stunning upgrades throughout and plenty of patio space, located right on the golf course! Wonderful East End location close to several pristine beaches, the Yacht Club and dining. Beautifully remodeled kitchen. Enjoy the wonderful breezes or relax in the cool AC. Both ensuite bathrooms also recently remodeled with lovely new vanities, tiles and fixtures. Comes turnkey, furnished with beautiful pieces throughout. Call this condo home or make it a wonderful investment opportunity.

*Listing courtesy of Brooke Cook*



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## 12 & 62 MARIENHOJ | MLS 22-1556 | \$304,000

Gorgeous and very buildable lots in a neighborhood of lovely homes with paved roads and underground utilities! Convenient location just east of Christiansted with a view of Great Pond, the south shore, the blue Caribbean Sea, and lush rolling hillsides. These large lots are bordered by two paved roads for ease of building. Build your island dream home - great location, and great view! Lots are sold either together, or separately. See listings 22-1560 and 22-1581.

*Listings courtesy of Chris Powers*



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## CHEESEBURGERS IN PARADISE | MLS 22-1572 | \$1,595,000

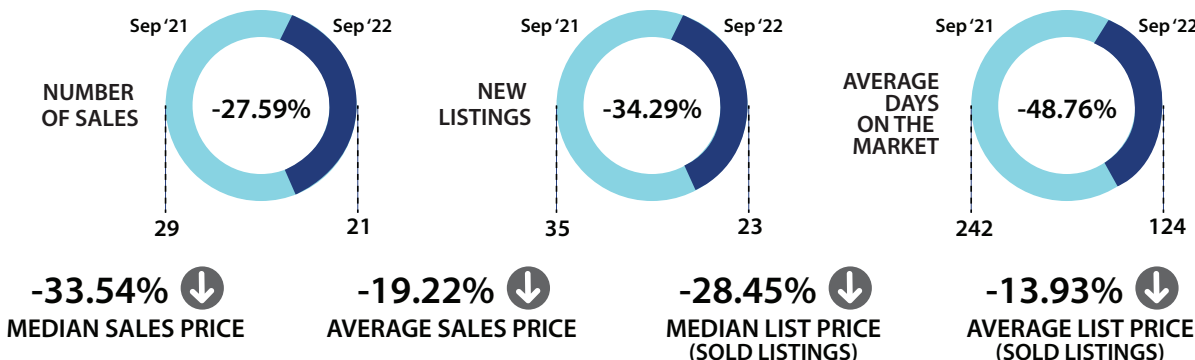
Commercially zoned land, improvements and a successful restaurant business consisting of .92 acres zoned B-2. The zoning allows for a multitude of uses, including the existing top performing restaurant and bar. The restaurant business is absolutely turn key and is located in a high traffic area on the East End of St. Croix. Cheeseburgers in America's Paradise is a landmark destination for tourists and locals alike. With seating for approximately 126 guests, this is a high volume operation with experienced management in place. Owners are looking to retire after more than 30 years in the restaurant industry. Sale includes land, business, improvements and equipment/inventory.

*Listing courtesy of David Fedeles*



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## ST. CROIX REAL ESTATE MARKET WATCH



### SEPTEMBER 2022 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.