

ST. CROIX  
REAL ESTATE NEWS

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Photo by raupixel.com from Pexels

**T**here's a lot to love within St. Croix's 84 square miles. When you live here – or even if you've visited a few times – it's easy to get to know the roads and landmarks. In a matter of months, you feel that you know the island like the back of your hand.

If you think that you've seen and done everything St. Croix has to offer, don't miss the chance to accompany the St. Croix Hiking Association to discover the island in a new and exciting way. Their monthly hikes are led by an experienced club member who has extensive knowledge of the history and terrain of the trail.

Because St. Croix's landscape is so varied, some hikes are more challenging than others. The August tour was one of the easier outings and took participants on a walking tour of Christiansted. Led by Benito Vegas from the National Park Service, he explained that St. Croix did not become an agriculturally-based island until the Lignum vitae trees were cleared in the late 18th century. St. Croix's exceptionally fertile soil was discovered after the trees were gone. Vegas also spoke about the island's Golden Age when St. Croix was one of the top sugar-producing islands in the Caribbean – a time when sugar was a currency nearly as valuable as gold.

Each summer St. Croix Hiking Association members visit other Caribbean islands to not only hike, but explore that island's culture and history. The group has traveled to over 20 Caribbean destinations and this year chose to hike the Blue Mountains in Jamaica.

There are so many interesting places to explore on St. Croix. Spending a few hours with the St. Croix Hiking Association is a great way to discover something new about the island. You'll meet friendly, fun and informative people and learn about St. Croix history while you hike! Check out their calendar at [stcroixhiking.org](http://stcroixhiking.org).

This newsletter written by Jennifer Burns  
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*Message  
from  
Bry...**Bry Locher*

**I**n August we celebrated the last weeks of summer vacation. Where did the time go? Kids are now back in school and it seems our days have become much more scheduled.

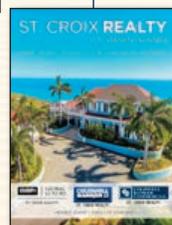
Every summer I'm amazed by the number of activities available for kids on an island the size of St. Croix: agriculture, tennis, art, technology, marine science, sailing... the list goes on and on. The children who participate are headed back to school with a greater understanding of our island and an increased confidence in their abilities. To all of you who lead these programs, we thank you.

Governor Bryan announced that his administration has taken action to help lower electricity costs and prevent rate increases. All outstanding debts of the central government agencies, the territory's two hospitals, and the Virgin Islands Waste Management Authority have now been fully paid. That's welcome news for residents.

With peak season arriving soon, Department of Tourism Commissioner Joseph Boschulte says most of the territory's hotels are operating at capacity. Both hotel room availability and air traffic are at 70% of pre-hurricane levels. The Department of Tourism tracks these benchmarks, as well as cruise ship arrivals, as a measure of progress made from 2017.

Our idyllic outdoor lifestyle attracts tourism, but it's our generous spirit that keeps people coming back. You'll find that island life on St. Croix is a tranquil place to raise a family and find meaningful experiences. We're ready to help you create happy memories, so visit us at our Coldwell Banker St. Croix

Realty offices in Christiansted and Frederiksted. Come see us soon!

*Bry*

Bry Locher, Managing Broker  
Coldwell Banker St. Croix Realty

# DOING MORE TO PROTECT OUR CORAL REEFS

**L**ast month Governor Albert Bryan, Jr. signed legislation banning the importation, sale and distribution of sunscreen containing the “toxic 3 Os” of oxybenzone, octinoxate and octocrylene. The legislation, which passed unanimously and was co-sponsored by eight senators led by Senator Marvin A. Blyden and Senator Janelle K. Sarauw, makes the U.S. Virgin Islands the first to embrace the FDA’s recent announcement recognizing only zinc oxide and titanium dioxide as safe and effective sunscreen ingredients. Key West, Florida and the state of Hawaii have signed similar legislation.

When sunscreen washes off into the sea it has negative effects on coral and other marine life. Studies have shown that sunscreen ingredients can cause coral bleaching, which can kill coral if it persists. Sunscreen ingredients can also damage coral DNA which can reduce a coral’s lifespan, its immunity to disease, and disrupt its normal development and reproduction.

“Tourism in the Virgin Islands is our lifeblood – but to ensure we continue to entice visitors with our world-class beaches and natural beauty in the coming years, we need to protect our coral reefs as part of our quest to initiate sustainable tourism,” Governor Bryan said. “This is crucial all over the Caribbean and I call on others to join me. We all share and must protect our oceans.”

Retailers are barred from receiving shipments of sunscreen containing oxybenzone, octinoxate and octocrylene after September 30, 2019. Beginning March 31, 2020 it will be unlawful to distribute, sell or possess these products. Violators are subject to fines of \$1,000 for the first offense and \$2,000 for each subsequent offense.

Congratulations to Governor Bryan and the Virgin Islands Legislature for taking action to protect our coral reefs.

Photo by Oleksandr Pridubnyi from Pexels

## WATERFRONT NEIGHBORHOODS

**T**he beauty of living on St. Croix is that a beach and crystal clear water are never more than a 15-minute drive away. Our island is 28 miles long and seven miles wide completely surrounded by the Caribbean Sea – Isn’t that one of the (many) reasons we are all lured to visit or move to the US Virgin Islands?

We are often asked to search for property in a waterfront neighborhood where you can walk to a beach or hear the waves rolling in. Here are a few of our waterfront neighborhoods that fit the bill....

**GREEN CAY** Some know it as Miss Bea, an East End community comprised of waterfront homes, hillside cottages and a beachfront condo complex. Located just around the corner from Chenay Bay and Cheeseburgers in Paradise, there is a long stretch of sand great for invigorating beach walks or sprawling out under a palm tree. There is a beautiful reef just off the shore where you can swim with the fish or admire the colorful sea fans.

**CARDEN BEACH** This gated community on the East End consists of waterfront villas, luxury homes and condos and has a swimming pool, nicely paved roads, tennis courts, manned guard gate and an on-site gym. Most of the waterfront is rocky with a constant breeze and beautiful Buck Island views. Carden Beach has beach access located on the north east side of the community that is walking distance for all residents.

**BUCCANEER BAY ESTATES** (Shoys/Anna’s Hope) This gated community has one of the most beautiful beaches on the East End! Its crescent shaped beach with calm waters is shaded by coconut palms – great for napping, walking, swimming and for the more adventurous, snorkeling, paddleboarding or surfing. Buccaneer Bay Estates abuts the Buccaneer Hotel and world class golf course... resort living in your backyard!

**SOUTHGATE** Some refer to this neighborhood as Green Cay because it is the home of Green Cay Marina. However, this East End neighborhood is formally known as Southgate. The beach is sandy and can be reached by foot or car (with room to park). Another beach is located opposite the marina abutting the Deep End Bar and Grill at the Tamarind Reef Resort with snorkeling, paddleboard and kayak rentals, tiki-huts and volleyball.

**JUDITH’S FANCY** This mid-island, waterfront community is gated with paved roads making it the ideal neighborhood for walkers and runners (the kids will love riding their bikes, too). There are beachfront homes and villas up in the hills enjoying views to the east and over Salt River. The beach is great for relaxing or taking a short stroll. The lull of crashing waves is constant thanks to the trade winds from the north east.

**SALT RIVER** Just past the Salt River Marina is a gated waterfront community where all lots and homes enjoy living on the water. This north shore neighborhood is flanked by Gentle Winds and the sandy beach at Columbus Landing. Many adventures await you here – take a cruise out of the marina, strike a yoga pose on the beach or take a bioluminescent kayak tour with our friends at The Bush Tribe.

**ENFIELD GREEN** Located on the south west side of the island, minutes to the airport, you will find this neighborhood where the waterfront is sandy, great for a short stroll or lounging under the shade of an umbrella. It’s tucked back just a short distance from Melvin’s Highway making it easy to get wherever you need to go – over to the West End to enjoy the sunset on the beach or head in the other direction for shopping in Sunny Isle.

# VI Trail Alliance Paving the Way to a Healthier St. Croix



Photo Courtesy of VI-Trail-Alliance

A quiet non-profit has big plans for the future of St. Croix's recreational pathways. In July, the VI Trail Alliance (VITAL) was selected as one of 159 recipients nationwide to receive a Community Challenge grant from AARP. Alma Winkfield, vice president of VITAL, says that this is the first time a Virgin Islands-based organization has received an AARP grant.

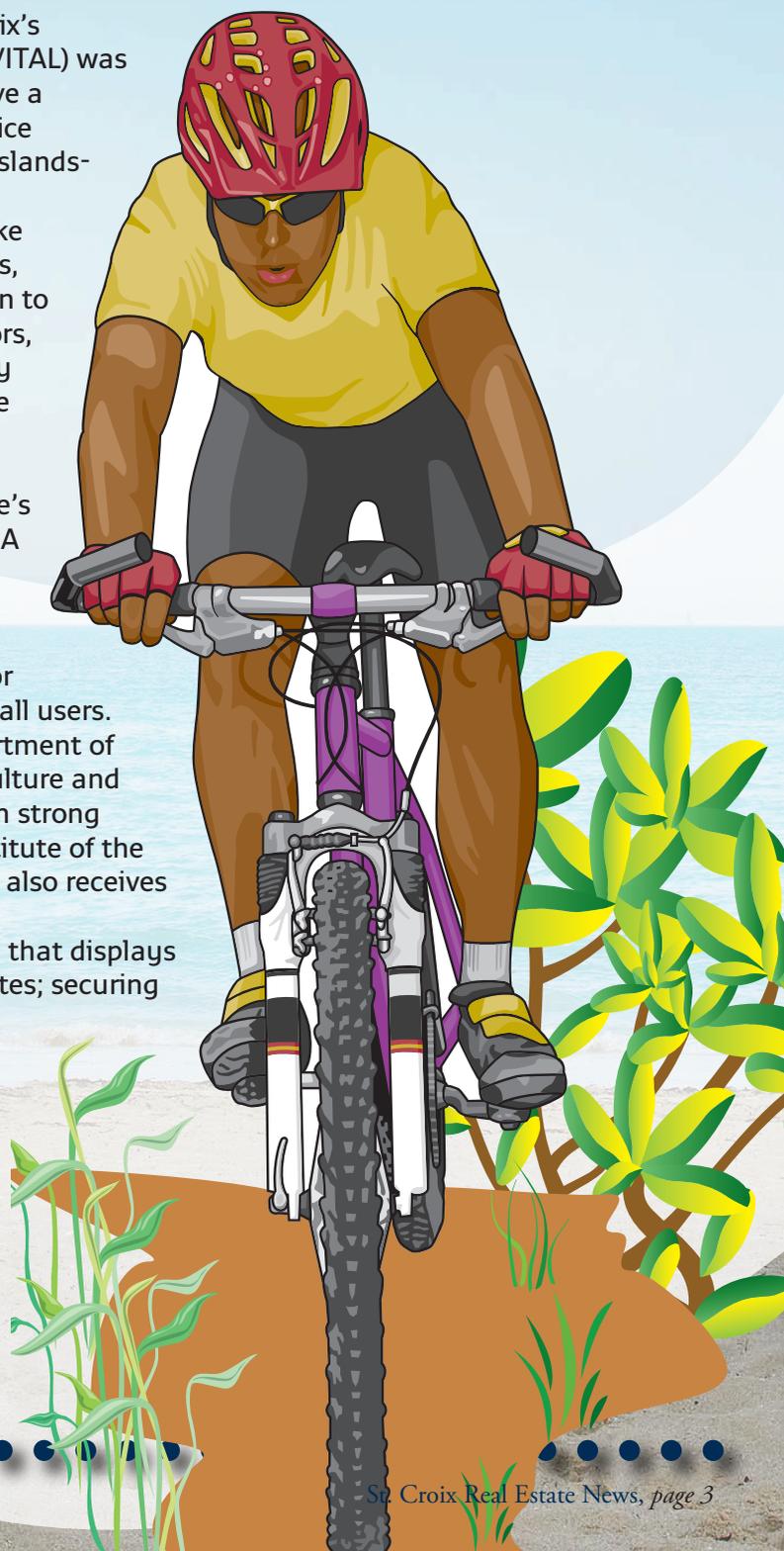
The \$22,500 award will be used to create a one-mile bike lane that runs the entire length of the Christiansted Bypass, between East End Road and Contentment Road. In addition to the dedicated bike lane complete with striping and reflectors, the project will update the lookout site along the bypass by adding benches and bike racks. The work is scheduled to be completed by November.

According to Winkfield, VITAL has made tremendous progress thanks to guidance from the National Park Service's River, Trails and Conservation Assistance (RTCA) Program. A NPS - RTCA Project Director was on island earlier this year to tour the island and has assisted with identifying grant opportunities and grant writing.

Winkfield says that VITAL's success is due to the need for pedestrian-supported infrastructure and travel options for all users. VITAL's supporters include the Commissioners of the Department of Public Works, Department of Health, Department of Agriculture and Department of Planning and Natural Resources, along with strong partnerships with AARP Virgin Islands, the Walkability Institute of the VI and multiple community leaders and non-profits. VITAL also receives fiduciary services through the St. Croix Foundation.

VITAL's current projects include creating a GIS data map that displays hardened surface pathways, trails, parks, and recreation sites; securing 50 acres of land in Spring Gut Valley for a park and conservation area; and maintaining and improving more than 14 miles of Windsor Farms trails. Follow their progress at [vitrails.org](http://vitrails.org).

VITAL plans to increase the number of public access trails, pathways and parks on St. Croix each year. Stay tuned as St. Croix is on its way to becoming a more pedestrian-friendly, bike-friendly island!



# THIS MONTH'S FEATURED PROPERTIES



## 41 Shoys

MLS 19-860 **\$1,350,000**

As you drive up the grand driveway to Villa Beaulieu you'll see the swaying palm trees and the pink bougainvillea climbing the arches on the covered gallery, your perfect Caribbean Island home! Elegant and open, this property provides gracious entertaining spaces inside and out. The main house has two guest bedrooms both with en-suite bathrooms and a large master suite with outdoor shower. The charming guesthouse has an open layout, vaulted ceilings and a spacious deck with beautiful sea views. Other features include a 20KW diesel generator, work shed, lots of storage space and a large pool

lined with palm trees. Villa Beaulieu was built in 1966 and has been through every major hurricane since then with little to no damage.

*Listing courtesy of Sanni Craft*

## 175 Little La Grange

MLS 19-1373 **\$650,000**

LUSH ESCAPE IN JOLLY HILL! Enjoy peace and tranquility in the verdant hills of Little La Grange, with views of the south shore and close to the best beaches and restaurants on St. Croix! This fully sustainable solar-net metered house is solidly built and did NOT suffer any hurricane damage in 2017! The upstairs 3BD, 2BA living area includes vinyl clad white aluminum sash windows, a moveable mahogany island kitchen, and reinforced beams over a cypress ceiling, with a wrap-around deck to enjoy the views. The downstairs apartment has a huge bedroom bedroom and bath (had been used as a workshop), and another moveable island kitchen.

*Listing courtesy of David Fedeles*



## 449 The Reef

MLS 19-1394 **\$274,000**

Great location right on the golf course! Incredible East End stand-alone 2BR/2BA unit affords privacy and wonderful view! Easy steps to the unit from parking area. The Reef Condominiums is a gated complex located on nearly 90 acres, and has a 9 hole golf course, 9 hole frisbee golf course, driving range, 1/2 mile of sandy beach, pro-shop, 2 tennis courts, exercise room, and a hill-top pool. With Duggan's Reef just across the street, and TLC Kitchen next to the pro-shop, you can enjoy island living without traveling far. This unit has been enjoyed by owners and vacation renters.

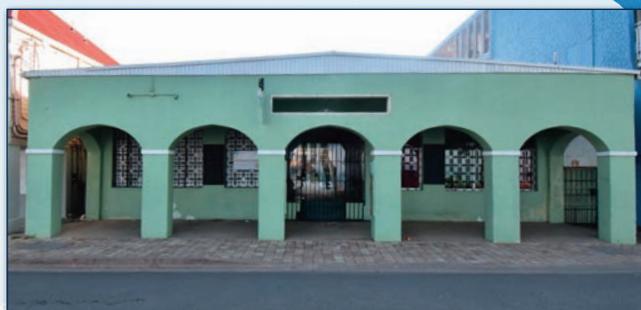
*Listing courtesy of Chris & Christie Powers*

## 10A & 19B Strand Street

MLS 19-1365 **\$699,000**

Great opportunity to own a commercial building across the street from one of the finest beaches on St. Croix. Sea views galore - watch the cruise ships come in! Hands down, the best priced building on the waterfront in Frederiksted. Two attached buildings partially divided for a total of 4 units. Use as one or split up. Great courtyard. Perfect space for retail, restaurant, office space, etc. Needs some TLC, but a great investment.

*Listing courtesy of Diane Burns*



## 85 Southgate Farm

MLS 19-486 **\$72,000**

Excellent homesite lot in the quiet east end location of Southgate Hills. Facing east, taking advantage of the prevailing breeze, this large 3/4 acre lot with a very gentle slope, has a view of Buck Island beach and the sugar mill in Green Cay. The neighborhood has quality homes and paved roads. It is only minutes to Christiansted's shopping and restaurants. Several beaches and the Green Cay Marina are all very close. You will want to build your island home here!

*Listing courtesy of Isabel Brady*

## ST. CROIX REAL ESTATE MARKET WATCH

Closed Sales Comparison :8/31/17-8/31/18 versus 8/31/18-8/31/19

	2017-2018 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2018-2019 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	159	308	\$279,000	215 ↑	275	\$270,000
Condo Sales	90	231	\$168,750	138 ↑	192	\$177,500 ↑
Land under \$39,999	39	363	\$25,000	77 ↑	311	\$27,000 ↑
Land over \$40,000	43	461	\$90,000	74 ↑	383	\$79,500
Commercial	15	621	\$625,000	16 ↑	395	\$465,000 ↑

The Good News...

**53% MORE CONDOS SOLD**

Through this August, 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.