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# ST. CROIX REAL ESTATE NEWS

**SEPTEMBER 2020**

## HIKE TO THE HAM'S BLUFF LIGHTHOUSE

**T**ake in the majestic views of St. Croix's north shore with a brief but intense hike to the historic Ham's Bluff Lighthouse. This 30 to 45-minute hike is located where the island's north shore meets west end and is the perfect combination of breathtaking panoramic views and historical elements. The hike to the lighthouse is almost entirely uphill along a partially shaded path. Once you've made it to the top, you are rewarded with views of blue as far as the eye can see! The



Photo by Anquanette Gaspard

cool Caribbean breeze whips itself around you, offering a much needed reprieve after the vigorous ascent to the historic site. On a clear day, you can see neighboring islands to the north and west.

Designed and built by the Danish between 1913 and 1915, this cylindrical lighthouse made of cast iron on a concrete foundation once served as a beacon for ships at sea along St. Croix's coastline. The Danish West Indies were sold to the United States in 1917, resulting in the U.S. Coast Guard taking over its operation. Currently, the lighthouse is deteriorating since it's deactivation in the mid-1990s but it's still in pretty good shape.

To get to the starting point of the hike, take Route 63 heading North from Frederiksted closely following the shoreline. When the ocean is no longer visible, look for the first narrow road on the left marked by two pillars and turn left onto that road. Follow the road for about ½ mile until it dead ends at the National Guard Training Center. Park in the dirt areas alongside the road just outside the gate and you will see a trail leading around the west side of the fenced area along the bay.

For your safety, always hike with a friend and attempt this hike only if you are physically fit enough to do so. Be sure to wear appropriate footwear, long pants for overgrown grass and brush and bring your water, sunscreen, sunglasses, a hat and insect repellent. Have fun exploring one of St. Croix's most treasured sites and don't forget to take lots of pictures to commemorate your visit.

### Message from Bry...



*Bry Locher*

**W**arm Greetings from St. Croix! September often indicates the end of summer and is kicked off by fun Labor Day festivities with all of our family and friends. While we usually look forward to celebrating the holiday with the family cookout or big beach party before the hustle and bustle of school, work deadlines and the like resume, things are a bit different in 2020. Despite the challenges of this year, we have come to adapt by developing different ways to celebrate holidays and find the great joy in living on St. Croix every day.

One thing for sure is that we're all finding more ways to keep ourselves busy. Discovering unknown places and enjoying new experiences in our own backyards has reignited our passion for all that St. Croix has to offer. This month, we're highlighting a short, challenging activity that many visitors and locals have yet to experience plus we're sharing how you can support our local environmental efforts in style.

Don't forget you can visit us virtually! Coldwell Banker Real Estate remains committed to helping you own a piece of paradise with our weekly virtual open house events. You can easily explore dozens of charming, one-of-a-kind island properties from the comfort of your couch. Join us every Saturday at [CBVirtualOpenHouse.com](http://CBVirtualOpenHouse.com) and let us show you what could be your future island home!

*Bry*

Bry Locher, Managing Broker  
Coldwell Banker St. Croix Realty

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**EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED**



# MUTINY ISLAND VODKA: THE WORLD'S ONLY BREADFRUIT VODKA



**W**ho would have known that St. Croix would be the home of the world's first and only distilled-from-breadfruit vodka? Mutiny Island Vodka is the first of its kind where it is produced using an ingredient that is true to St. Croix and many islands throughout the Caribbean – the breadfruit. Originated in New Guinea and the Indo-Malay region, breadfruit spread throughout the Pacific and made its way to the Caribbean. It is said that it could possibly solve world hunger with its starchy, potato-like consistency that is high in protein and rich in nutrients and vitamins.

Birthered on St. Croix and nurtured during the tumultuous 2017 year of the hurricanes, award-winning chef Todd Manley partnered with master distiller Chris Richeson to craft a perfect distillation using breadfruit and water. "Back in 2007, we had the idea to produce an agricultural-based product on St. Croix since it used to be an agricultural island," said Manley. What they got in return was a luxury island vodka that is easily classified as a clean spirit with no added sugars or chemicals. Its clear, distinctive taste offers a smoothness that can rival some of the best vodka spirits on the market. In addition to the flagship vodka, Mutiny Island Vodka Small Batch Series uses seasonal fruits to add to their lineup. Pineapple, coconut, smoked peppers, coffee, sorrel, sour orange

and mango are a few of the flavors that have been released to date.

In October 2018, Manley and team acquired the old Island Dairies facility in Estate Sion Farm to be the new home for Mutiny Island Vodka. Donning a new name, Sion Farm Distillery, this is where all bottling, labeling, corking and packaging of Mutiny Island Vodka takes place. Visitors can take a tour of the distillery to learn more about how the vodka is created followed by a tasting session featuring one-

of-a-kind Mutiny Island Vodka signature drinks. When the threat of COVID-19 resulted in a shortage of disinfectants coupled with a

decline in sales due to quarantine, the makers of Mutiny Island Vodka began producing a hand sanitizer using a combination of breadfruit-distilled ethyl alcohol (70 percent ABV) and locally sourced aloe vera gel. It is now the primary hand sanitizing solution found in restaurants, hotels and other establishments throughout the territory.

St. Croix has always been an island rooted in rum but with the introduction of Mutiny Island Vodka, it's safe to say the island is expanding its flavor profile. To learn more about Mutiny Island Vodka, visit [www.sionfarmdistillery.com](http://www.sionfarmdistillery.com).



*Its clear, distinctive taste offers a smoothness that can rival some of the best vodka spirits on the market.*





# CRUCIAN GOLD LEATHERBACK COLLECTION SUPPORTS SEA TURTLE CONSERVATION EFFORTS

Photos Courtesy of Crucian Gold

**S**upport St. Croix's environment in style with a purchase of beautiful local jewelry that highlights the endangered leatherback turtle. Renowned St. Croix jewelry studio Crucian Gold partnered with St. Croix Environmental Association (SEA) to create the Leatherback Collection. Inspired by the leatherback turtle, the largest turtle on earth, the collection was designed by SEA's board member, Kynoch Reale-Munroe. The idea for the collection came from various conversations that stemmed from a desire to make a difference through environmental action to help conserve and protect these majestic creatures. While leatherback turtles have been in existence for over 100 million years, their future is unknown due to the threat of extinction. They are currently listed as endangered under the Endangered Species Act and face threats on both nesting beaches and in the marine environment. Incidental capture in



fishing gear and harvest of leatherback eggs and adults are the greatest of these threats to their population. That is why initiatives like Crucian Gold's Leatherback Collection are critical to their survival through awareness and supporting intensive leatherback research, monitoring and conserving the habitats of the species.

The Leatherback Collection was launched in 2020 on World Turtle Day. This day originated in 2000 by the American Tortoise Rescue as an annual observance to help people

celebrate and protect turtles and tortoises and their disappearing habitats around the world. It is celebrated yearly throughout the world on May 23<sup>rd</sup>.

Twenty (20) percent of the collection sales are donated to SEA's Leatherback monitoring program that use GPS and satellite technology to follow the turtles once they leave St. Croix's nesting beaches. With this program, you can see other locations where the turtles may be nesting and follow their northward migration after the nesting season.

Within the first month of launching the Leatherback Collection, Crucian Gold donated close to \$3,000 to SEA! For more information on this collection or to purchase a pendant, earrings or bracelet, visit [www.cruciangold.com/collections/turtle](http://www.cruciangold.com/collections/turtle).



# THIS MONTH'S FEATURED PROPERTIES

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## 5Q COTTON VALLEY | MLS 20-1298 | \$960,000

Views! Views! and more Views from every room! "Reef Watch" is perched on a hill overlooking the beautiful Buck island with views of the British Virgin Islands on a clear day! The 2 bedroom en suite bath main house has a Caribbean Sea viewpoint from every room as does the separate 1/1 pool cottage. The pool has lots of space for outdoor living and entertaining while taking in the amazing scenery. The house has been meticulously maintained with a long and very successful vacation rental history. Fully furnished, including fully stocked kitchen; all linens, 4 TVs and indoor/outdoor island artwork (some original pieces).

*Listing courtesy of Kelly Odom*

## 18 MT PLEASANT | MLS 20-1328 | \$519,000

Overlooking Shoys, minutes from Christiansted, this three bedroom home features a wonderful layout for entertaining, extensive outdoor space to enjoy the constant tradewinds and recent updates such as new AC units in all bedrooms and a private gallery off of the second floor primary bedroom.

*Listing courtesy of Bry Locher*



## 281-283 CARLTON MLS 20-1455. \$169,000

Gorgeously renovated kitchen, baths and storage area make this 1BD condo a must see! Granite counter tops, new tile, updated cabinets and modern glass doors. Full length gallery offers peek-a-boo sea views. 2nd floor rear corner unit offers extra privacy. Large pool, deck, and green space.



*Listing courtesy of Diane Burns*

## 285-287 CARLTON MLS 20-1454. \$169,000

Beautifully remodeled 1BD unit has two full baths with new tile, double vanities, glass shower walls and modern glass. Large balcony overlooks the nicely landscaped back yard out to the sea. Pool and common areas offer space to get outside and relax or exercise. Automatic backup generator.

## 43 SEVEN HILLS | MLS 20-1386 | \$85,000

This lot has it all! It's been recently cleared making it SO much easier for you to build your island oasis. The property features breathtaking views of Green Cay and on clear days wave to your friends in the BVI's! The moderately sloping lot is just a short drive to Christainsted and an even shorter drive to a sandy beach. The 0.67 acre lot features dual road access from the top and the bottom of the property. Included in the sale are THREE separate building plans.

*Listing courtesy of Brooke Cook*



## 2 CHURCH ST | MLS 19-992 | \$224,000

A rare chance to be part of historic downtown Christiansted! This 0.12-acre corner lot is zoned for endless possibilities and is a candidate for tax credits and heritage grants. Dating back to the 1700s, it consists of two buildings and a private courtyard with space for off-street parking. The main residence is a two story structure with a beautiful great room and tray ceilings. There are multiple bedrooms, a bathroom, and kitchen. At one time, it was a jazz club. Downstairs has been used as a salon and candy store, and other various businesses. Inhabitants have included ship captains, police inspectors and musicians. With power and water on site, a successful buyer would be able to start renovations immediately and bring it back to life!

*Listing courtesy of Chris & Christie Powers*



## ST. CROIX REAL ESTATE MARKET WATCH

### CLOSED SALES COMPARISON: 8/31/18-8/31/19 VERSUS 8/31/19-8/31/20

	2018-2019 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2019-2020 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	218	272	\$258,000	162	238	\$349,450
Condo Sales	139	192	\$180,000	82	169	\$217,500
Land under \$39,999	80	322	\$27,250	65	372	\$29,000
Land over \$40,000	76	384	\$79,500	58	346	\$74,625
Commercial	16	395	\$465,000	8	472	\$375,000

The Good News...  
**HOMES  
SOLD FOR  
35%  
MORE**

Through August 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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