



COLDWELL BANKER
ST. CROIX REALTY

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COLDWELL BANKER
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ST. CROIX REAL ESTATE NEWS

SEPTEMBER 2021

**FRESH,
FLAVORFUL
& CREATIVE
CUISINE
WITH AN
ECLECTIC**

Twist



Since 1998, Savant has delivered on its promise of providing fresh, flavorful and creative cuisine to residents and visitors of St. Croix. Owner Tom Miller recalls the soft opening on the September night of the Christiansted Jump Up festival saying, "we've kept it a soft opening ever since!"

What has kept Savant going for so long is their ability to learn from the past and implement new ways of getting better and better with each dinner service. "We spend so much time at the restaurant that you make it somewhat like your living space, like you're at home," said Miller. That warm, welcoming ambiance combined with their fresh and flavorful dishes is a large part of the reason why guests continue to return to Savant to celebrate birthdays, anniversaries or even to pop the BIG question! "Great, friendly service, great food and the vibe of Savant is one of the enduring things that transcends everything."

One of the most unique features of Savant is the two dining experiences in one location. Guests can choose to enjoy dinner in the outdoor courtyard which has a romantic, Old World feel or they can opt for the intimate, sophisticated atmosphere of their air-conditioned indoor dining room. Both options offer the same menu that features iconic house favorites like the char-grilled baby calamari, the portobello and goat cheese Stuffed Filet and their Bacon Wrapped Double Cut Pork Chop. Nightly one-of-a-kind specials are whipped up by Executive Chef Darryl Hanna and his kitchen staff. Miller regularly encourages his kitchen to be creative with the nightly specials board as it's their time to really flex their culinary muscles. Hanna started his culinary journey at Savant ten years ago and has been one of Miller's favorite chefs. His mellow personality easily fits in with the restaurant's vibe and in a way, shows how the establishment has come full circle. "He's more like family than anything else, getting us back to where we were before with some classic things we used to do in the beginning and some new things as well."

Savant is open Monday through Saturday from 6pm to 10pm. For more information, visit their website at www.savantstx.com or call them at 340.713.8666 to make a reservation.

*This newsletter written by Anquanette Gaspard
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*Message
from
Bry...*



Bry Locher

Sunny St. Croix greetings to you! While September usually means summer is officially over, the weather on St. Croix is hotter than ever with average highs of 90° and little to no rain in the forecast. Surprisingly, our hills and mountain-tops are still lush and green, and the cool Caribbean waters of our unspoiled beaches are more inviting than ever. We are seeing a slight decrease in number of visitors to the island but we're still experiencing record numbers compared to years past.

This month, we shine a light on the island's agriculture and how one nonprofit organization has been supporting St. Croix's vibrant farms plus learn about a restaurant that has been farm-to-table before the term was ever coined. You'll also get a first look into St. Croix's latest hotel opening that has been a welcomed sight because of its longstanding island history.

If your travel plans are still on hold, don't forget you can visit us virtually! Coldwell Banker St. Croix Realty remains committed to helping you own a piece of paradise with our virtual listings on YouTube. Look at the properties currently available on island ranging from residential homes and condos to successful commercial properties and vast plots of land. Visit our St. Croix Property Listings on our YouTube Channel and let us show you what could be your best purchase yet!



Bry

Bry Locher, Managing Broker
Coldwell Banker St. Croix Realty

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED



Mystical Farm - Lindsey Simmonds

There's no denying that the heart and soul of the Virgin Islands lies in the territory's robust agriculture. With its rich, premium soil and its proximity to the equator, this combination creates a unique taste and texture in produce that surpasses the flavor of food grown on the United

grants have been disbursed to over 200 food producers affected by natural disasters in the Caribbean and Central America. In 2020, WCK expanded the program to the Virgin Islands to support the farmers, fishers and food-related small businesses that suffered catastrophic losses after Hurricanes Irma and María. FPN helps to strengthen food security and sustainable economic development throughout the territory's food producing communities for many years to come.

Mikol Hoffman,
Director of WCK's

Food Producer Network, shared his vision on how the program benefits the USVI. "We have seen through collected data that program participants increase their sales and production by over 50% after one year in the Network," said Hoffman. FPN also works to connect its partners to each other and bring together a vibrant community of food producers who now actively collaborate through new production and distribution partnerships. This results in

greater reach and increased market presence. "Through these efforts, program participants can become stronger as a whole than as individual food system operators and increase their productive resilience against future disasters."

When asked about the potential of developing sustainable food systems in the USVI, Hoffman credited the territory's abundance of fertile lands and abundant waters.

"We see tremendous potential in not only developing a sustainable food system, but a thriving food economy with interconnected food producers working hand in hand."

To date, WCK has invested over \$300,000 through 20 grants across the Virgin Islands, with an average grant size of \$15,000. Their latest round of funding invested \$78,000 through five grants to food producers on St. Croix and St. Thomas including Concordia Farm, Crescent Farms, Kallaloo Farms, LLC and Mystical Farms on St. Croix and Tropical Pops Popsicles on St. Thomas.

For more information, please visit wck.org/fpn-usvi to learn more about World Central Kitchen's Food Producer Network in the US Virgin Islands.



Kallaloo Farm - Edward Schuster

States mainland. St. Croix, an island once known as the "Breadbasket of the Caribbean," has continued to make strides to eliminating food insecurity on the island with recent support from World Central Kitchen's (WCK) Food Producer Network (FPN).

FPN was established in Puerto Rico 2018 in response to the devastating hurricane season the year prior. To date, \$3.7 million in



A RENOWNED ST. CROIX HOTEL RETURNS Grapetree Bay Hotel & Villas

Thirty-two years after Hurricane Hugo ravaged St. Croix, an iconic hotel has returned to its former space after its doors were shuttered due to the catastrophic 1989 storm. Grapetree Bay Hotel & Villas is located on St. Croix's East End across the bay from the Divi Carina Bay Resort & Casino. Once heralded as the most sought out hotel in the late 1960s, the widespread 45-acre property was purchased by an investment group with the project being led by one of its members, Josh Sayre. Originally from California, Sayre is an established construction manager with extensive experience in remodeling dilapidated homes and buildings. His work on island includes low-income homes built for VI Housing Finance Authority as well as a few private homes for sale. He decided to take on the hotel rebuild but knew it would require his constant presence on island. He moved to St. Croix full time to spearhead the project.

This massive undertaking required Sayre and his team of local professionals to completely overhaul the damaged property with poured concrete walls, reinforcing the structure that was left. "There was too much concrete to completely tear down the building," said Sayre. It took two years for the main building to be complete. It features 18 guest rooms, the hotel pool plus the property's Sea Terrace Restaurant. After

renovation is fully completed, there will be 56 rooms and another restaurant on the property.

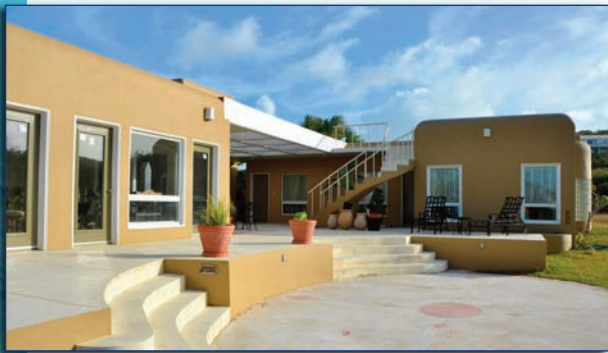
The restaurant and pool officially opened to the public on August 7, 2021. Head Chef Brittany Middleton is leading the way in the kitchen with a solid team preparing a diverse selection of appetizers and sandwiches featuring locally sourced produce, house made breads, croissants and desserts. Originally, Middleton was hired as a line chef and was later promoted to head chef. The restaurant is currently open for lunch on Saturdays and Sundays only from 11am to 3pm. A few brunch options will be added to the current menu in September with fine dining in the evenings slated to be added soon.

Sayre and his wife currently serve as general manager, restaurant manager, expeditors, bartenders, wait staff and everything else in between as they ramp up their hiring efforts in anticipation of the hotel's opening in late 2021.

Guests can request reservations by emailing grapetreehotel@gmail.com for inquiries on current availability. For more information, visit their Facebook page at <https://www.facebook.com/grapetreebayhotel>.



THIS MONTH'S FEATURED PROPERTIES



88 JUDITH'S FANCY | MLS 21-949 | \$829,000

This charming South Western style house just oozes charm like no other. The main house consists of a lovely bright and airy living room, a formal dining room, an informal dining area with lots of wonderful interior plants, a separate kitchen with an island and darling tiles, and a half bath. Across the covered porch you will find a laundry room with a loft, and three nicely appointed bedrooms with their own ensuite baths. The rooftop lounging and sitting area, complete with wet bar, affords one the opportunity to watch the sunrise over the turquoise waters of the Caribbean.

Listing courtesy of Debby Babb

6 ORANGE GROVE | MLS 21-1259 | \$449,000

"Yellow Bird" You have the best of both worlds with this adorable 2BD/2BA home. It's just minutes away from shopping and the beautiful beaches of Frederiksted. The solid concrete, fully solar home sits on over 1 acre which gives you plenty of room to expand. Enjoy large rooms with tall ceilings, all windows and sliders are impact resistant, 2 large cisterns, and NEW French doors that open out to the attached gazebo where you can relax with your morning coffee or evening refreshment and enjoy the Caribbean breezes. The yard boasts lime trees, a mango tree and coconut trees. No electric bills as a bonus.

Listing courtesy of Lorine Williams



6 QUEENS RIDGE | MLS 21-1312 | \$149,000

This affordable and spacious 1BR condo is within walking distance to the Hospital, Sunny Isle Shopping Center, the Movie Theatre and more! Upper level unit so you can enjoy the beautiful Caribbean breeze. Featuring in unit washer/dryer, cathedral ceilings, on site pool and a garden side patio. Low monthly condo fees!

Listing courtesy of Pam Hunt McFadden and Jill Cherubin

80 SOUTH SLOB | MLS 21-798 | \$98,000

Stunning south shore sea views! Situated over 150 ft above sea level, this 0.86 acre property overlooks Turner's Hole and boasts expansive sea views. The location provides exclusive privacy and a medium grade slope ready for building. With a freshly paved road leading right into the lot, your contractors will be excited to start work.

Listing courtesy of Dan Savaro



RUM RUNNERS RESTAURANT | MLS 21-1209 | \$995,000

If your dream has always been to move to the Caribbean and own a top performing waterfront restaurant and bar, here is your opportunity. Absolutely turn key restaurant business located on the Boardwalk in downtown Christiansted. Seating for 126 guests including two bars and outdoor dining right on the water. The restaurant offers a casual "Caribbean" dining experience with an emphasis on local seafood, produce, and of course RUM! 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.

Listing courtesy of David Fedeles

ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON: 8/31/19-8/31/20 VERSUS 8/31/20-8/31/21

	2019-2020 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2020-2021 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	164	238	\$349,450	215	290	\$450,000
Condo Sales	82	169	\$217,500	138	221	\$256,250
Land under \$39,999	69	358	\$29,000	69	413	\$29,000
Land over \$40,000	60	350	\$72,125	129	377	\$65,000
Commercial	9	472	\$375,000	21	394	\$420,000

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.

The Good News...
**HOMES
SOLD FOR
29%
MORE**
Through August,
compared to the same
period last year.