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ST. CROIX REAL ESTATE NEWS

SEPTEMBER 2022



Photo courtesy of Brew STX

On Your Mark, Get Set, Go! CRAB RACES WITH TITO + SUE

We're off to the races – crab races, that is! One of St. Croix's beloved pastimes is an exhilarating sporting event featuring a few friendly, multi-legged crustaceans. Weekly crab races have returned to St. Croix since its hiatus due to the global pandemic. Husband and wife duo Tito and Sue "and their nifty kazoo" have been organizing crab races all around St. Croix for over 20 years. The tradition of Soldier Crab Racing has been a form of entertainment enjoyed by many for centuries; the same remains true here in present-day St. Croix.

For a small fee, racers choose their beloved crab and name them before the main event. Armed with their "name tags" – usually a piece of tape on their shells – the hermit crabs are placed into a bucket as they await their debut on the racecourse. After a series of bull's-eye circles are drawn on the ground in chalk, the buckets of competing crabs are placed upside down in the innermost circle of the course starting point. At the animated sound of Sue's kazoo, the race is on! The buckets are lifted off the crabs and they take off! The first crab that makes it outside the course circle is declared the ultimate winner. Thanks to local businesses and organizations, the prizes include a variety of items such as gift certificates for shopping or dining, trips to Buck Island, scuba diving lessons, local handmade jewelry, bottles of rum and more.

There are two important rules to follow during crab racing. Don't point your fingers and don't stomp your feet as these gestures can scare the crabs. For those rule breakers, Tito is always prepared with a roll of tape to bind anyone's hands if they start pointing. **Fun Fact:** the culprits are almost always adults!

Join in on the fun each week at Crab Races with Tito & Sue for a delightful outing that is fun for the entire family. Head to Brew STX on Christiansted Boardwalk each Wednesday starting at 5pm* and choose your winning crab for a chance to win awesome prizes. Win or lose, you're guaranteed to have a great time and leave with more laughs and memories than you came with. **Times and locations are subject to change. Call ahead to confirm.*

This newsletter written by Anquanette Gaspard agaspard@cruzanfoodie.com

Message from Bry...



Bry Locher

Sunny September Greetings from St. Croix! With Labor Day festivities behind us, many say this indicates the official end of summer. Here on St. Croix, we rely less on calendar dates and more on weather patterns to identify the start and end of seasons. We have experienced some record highs in temperature on island with occasional showers to temper the sweltering heat. Despite the limited rain showers, our hills and mountaintops are still lush and green and the cool waters of our unspoiled beaches welcome beachgoers with open arms.

This month, I'm excited to share a skincare line made on St. Croix that marries science with nature to create a brand that both residents and visitors love. A beloved pastime returns to provide some much-needed comic relief plus the island's newest restaurant is serving up flavor packed tapas-inspired dishes with a Caribbean twist.

Visiting us soon? You will likely begin considering homeownership in the Caribbean and our Coldwell Banker St. Croix Realty team is here to help you! We have several properties we'd be happy to share with you ranging from single and multi-family homes and condos to commercial buildings and land. Give us a call today; we look forward to hearing from you.

Bry

Bry Locher,
Regional Sales Director,
Managing Broker
Coldwell Banker St. Croix Realty



EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED



MARRYING NATURE WITH SCIENCE

at Cultured Naturals Body Care

Plant based skincare is what Cultured Naturals Body Care is all about! Marrying nature with science, Cultured Naturals Body Care (CNBC) sources ingredients from local Virgin Islands and Caribbean farmers to make high quality handmade products that smell amazing while boasting topical and aromatherapeutic benefits. Founder and CEO Ramone Reid Ventura launched the company back in 2015 after being diagnosed with cancer. “CNBC accidentally started as part of my self-care and healing journey



after my diagnosis,” said Reid Ventura. “People became interested in my products and that started the journey of creating items for sale.”

Reid Ventura shared the importance of product research and development. “In the infancy

of the business, I would sell products in a health food store and ask customers for ongoing feedback.” This is how she began refining product formulas, getting them to the point where customers started incorporating them into their self-care and wellness regimens.

There are several things that make CNBC a unique brand. First and foremost, it was created by a healthcare professional with extensive knowledge about biochemistry, Caribbean plant life and naturopathic remedies. The brand’s focus is centered on creating safe, toxic-free products that can be enjoyed by the entire family. Functional and effective, all items are made with ingredients that aid with minor hair and skin concerns such as acne, eczema, hyperpigmentation and much more. The company prides itself on being purposeful within their community. “We are intentional in working with our farmers and other artisans to also amplify their businesses so that we can all build and strengthen our local economy together.”

CNBC offers a wide variety of products for the face, hair, skin and home. Lovingly formulated with care, some of their products include plant powered ingredients and essential oils such as lemongrass, aloe vera, noni, papaya, neem, peppermint, lavender and virgin coconut oil. Additionally, CNBC offers private parties and events where attendees can make their own candles, face masks and learn about the art of history and power of the headwrap.

Cultured Naturals Body Care is located at #55 Company Street in downtown Christiansted. Hours of operation are Monday through Saturday from 10am to 6pm. Visit their website to learn about their products at www.culturednaturalsbodycare.com or on Facebook at www.facebook.com/CULTUREDNATURALSBC.



SERVING UP SMALL PLATES WITH BIG FLAVOR *at Coco Loco STX*



The newest restaurant on St. Croix located in the heart of downtown Christiansted is slowly becoming a hidden gem on island! Coco Loco Tapas Bar & Grill is a vibrant Spanish tapas-inspired restaurant offering a unique blend of Latin cuisines under one roof. Unlike other restaurants, Coco Loco is focused on highlighting the foods from multiple Latin countries instead of focusing on just one.

Spanish, Mexican, Cuban, Peruvian and Puerto Rican cuisines are peppered with a Caribbean twist thanks to Chef Josh Zona. A self-taught culinary artist, Zona has been working tirelessly in the kitchen for the past 7 years. He started as a bus boy in a South Florida Latin restaurant, working his way through multiple positions in the establishment. It was there he found his calling. "I am passionate about creating unique culinary experiences and LOVE being in the kitchen," said Zona. It was natural that he took a liking to Spanish cuisine; his family is of Puerto Rican descent. However, Zona said his desire was to have more than just another Latin restaurant. "Universal Spanish cuisine is what I thought about when I envisioned Coco Loco."

Opened in February 2022, Coco Loco Tapas Bar & Grill prepares specialty dishes such as Spanish paella and a host of "tapas" – also known as small plates – that customers can mix and match to make a one-of-a-kind meal. Try dishes like maduros (sweet plantains) wrapped in bacon, fresh ceviche, fried pork belly and crispy tostones with a citrus-based dipping sauce. Their nightly specials feature locally caught fish like mahi, wahoo and tuna and uses seasonal ingredients to create

mouthwatering appetizers and entrees.



One of the unique things to note about Coco Loco are their specialty cocktails. Each one is served in a coconut shell glass and topped off with the universal paper umbrella that signifies you are officially on island time! The popular Cocobana cocktail is described as "St. Croix in a glass and features Cruzan Rum, banana liquor, amaretto and pineapple juice. Their house made sangrias are also made fresh daily and pairs perfectly with several menu items.

Coco Loco Tapas Bar & Grill is open for dinner five nights a week starting at 5pm. On Wednesdays and Thursdays, they close at 10pm; Friday through Sunday, they close at 11pm. For more information, visit their website at www.cocolocostx.com and head to their social media pages on Facebook & Instagram (@cocolocostx) for their nightly specials.



THIS MONTH'S FEATURED PROPERTIES



18 PROSPECT HILL | MLS 22-1132 | \$899,000

This rare opportunity for a WOW house awaits you in Paradise! A private oasis nestled in the hills overlooking Frederiksted with Caribbean Sea views from Butler Bay to Sandy Point. Nearly 3 acres surround this elegant 2BD, 3BA home. The centerpiece of the home is a custom Mahogany staircase designed by Peter Keller and the wide plank Mahogany floors throughout. The layout is spacious with 180° balconies accessible from the living area, guest bedroom and master suite. The chefs kitchen is finished with black granite and stainless appliances. Outdoor shower, downstairs patio and central AC are just some of the attributes of this home.

Listing courtesy of Kelly Odom

468 WORK & REST | MLS 22-1292 | \$368,000

Love the outdoors? Enjoy great breezes and the South Shore sea view from the huge wrap-around gallery on this unique home. This amazing space is where you'll want to spend your time, rain or shine! Mature trees add to the charm of this .87-acre fenced property. The main floor has an open floor plan of kitchen, dining, and living room, with a nice full bath. Beautiful wood floors and stairs to the loft bedroom add a nice charm. The lower, walk out level offers two large, unfinished bedrooms, a finished full bath, a garage, workshop and additional storage space. This centrally located home in a nice neighborhood with paved streets is a great buy with amazing potential!

Listing courtesy of Diane Burns



301 COLONY COVE | MLS 22-743 | \$389,000

Dreaming of owning your own beachside condo? Sun, sand, sea, and relaxation await you! A beautiful, fully renovated 2BD, 2BA condo in the gated Colony Cove complex with lovely gardens, right on the water with a gorgeous pool. Walk from the pool and right into the sand and sea. The two bathrooms have a new tub, shower and toilets. New washer and dryer. Master bedroom includes a walk-in closet. A/Cs in both bedrooms and living room. Also included with the sale is a 2003 Honda Pilot in good condition, newly painted and always serviced by the local Honda dealership. A MUST SEE!

Listing courtesy of Amy Crespo



43 HOPE & CARTON MLS 22-1285 | \$65,000

Buck Island view and close to public beach access. Nice gentle sloped lot with buildable areas. 0.69 acres zoned R-2.

*Listings courtesy of Pamela Hunt
McFadden and Jill Cherubin*



LOST DOG PUB | MLS 22-1286 | \$150,000

Lost Dog Pub is an icon on St. Croix! This popular spot for pizza and beer has been in business for 31 years and is a favorite of locals and tourists alike. Winner of Daily News St. Croix's Best Sports Bar 2011 and 2015, Best Sports Bar/Pizza 2018-2019, and Best Pizza 2011, 2012, and 2020-2021. Live bands entertain in the comfortable rear courtyard. Bar is air conditioned with huge courtyard and upper level is available to be used for expansion, as another business, or housing. Sale includes the corporation, equipment, furnishings, recipes, inventory, decor and traditions and goodwill associated with this well known business.

Listing courtesy of Diane Burns

ST. CROIX REAL ESTATE MARKET WATCH

AUGUST 2022 • ALL PROPERTY TYPES

	August 2022	August 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	26	27	-3.7% ↓	277	238	16.39% ↑
Sold Listings	31	36	-13.89% ↓	241	260	-7.31% ↓
Median Sold Price	\$415,000	\$322,500	28.68% ↑	\$360,000	\$317,500	13.39% ↑
Average Days on Market	150	245	-38.78% ↓	197	250	-21.2% ↓
List/Sold Price Ratio	94.5%	98.1%	-3.65% ↓	95.3%	97.1%	-1.85% ↓

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.

The Good News...

**There Were
16%
More New Listings**

in August, compared to the same period last year.