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# St. Croix Real Estate reviews

Featuring Real Estate Market Updates and Local News of St. Croix, USVI

**LABOR DAY 2013**

## RTPark Opens 64 West Center

Sometimes brilliant ideas take hold. While they may take a dozen years to materialize and require a collaboration of forward-thinking people with ample perseverance, we sometimes see a stunning end product.

Take the University of the Virgin Islands Research and Technology Park (RTPark) which just opened 64 West Center on the St. Croix campus.

Cast back to 2000. UVI President Dr. Orville Kean envisioned the university becoming more engaged in the social and economic development of the territory. He saw an RT park as an avenue to achieve this while also enhancing academia. His idea evolved, thanks to founding Executive Director Malcolm Kirwan, current Executive Director David Zumwalt and Director of Facilities and Operations Denise Kurg, among others. All had conviction and elbow grease.

Headquartered at the sleek 64 West Center, RTPark aims to position the USVI as a “world-class provider of



e-commerce and information technology infrastructure solutions for knowledge-based, e-commerce and digital content companies.”

RTPark partners with UVI, the USVI government and commercial businesses. Because it can link our high-speed fiber optics to local ISPs and to services provided by strategic partners, it has attracted many knowledge-based businesses already. As the tenant base grows, a skilled local workforce and new career opportunities should result. Meanwhile, the economy gets a boost, and tenants avail themselves of territorial tax benefits.

A LEED-certified building (Leadership in Energy and Environmental Design), 64 West Center is a state-of-the-art facility designed by Architect Scott Andrew Natvig. His design promotes a green philosophy, encourages collaborative efforts and devotes a full wing to UVI’s math and science studies.

*This newsletter written by Anne Salafia  
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## Message from Lorine...



*Lorine Williams*

Dear Friends,

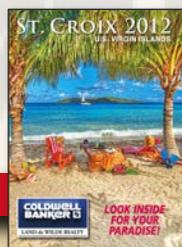
As the lazy days of summer roll away and we gear up for “back to school,” I hope you are renewing your plans to spend more time enjoying St. Croix and her natural beauty. Whether you live full time on St. Croix and procrastinate about going to the beach, over to Buck Island or enjoying the sunrise at Point Udall or simply plan to visit soon, our natural beauty is just that; natural, rather unspoiled and beautiful. Our waters are clean and clear with the most beautiful hues of blues and turquoise you could ever imagine. Treat yourself and your family to this treasure trove of delights.

Last month’s message featured the upcoming vote by the VI Senate on the Fourth Amendment Agreement with HOVENSA. As many of you most likely now know, that proposal was soundly defeated by a vote of 3-11. Personally I was very disappointed by the apparent lack of understanding of the importance of the agreement. Senate President Shawne Michael Malone has just written a letter to the Governor outlining suggestions as to a revised agreement. The Governor and the Senate will be meeting soon.

One of the articles in this newsletter features my 2013 REALTOR of the Year award. I am very honored to receive this most prestigious award from my peers from across the territory. In San Francisco in November I’ll be officially honored at the National Association of REALTOR annual convention.

The unusual food delights of St. Croix were the recent feature on the Travel Channel’s Bizarre Foods America with Andrew Zimmern. He sampled bullfoot soup to conch roti to callaloo in his quest to discover St. Croix’s tropical food treasures.

As Always, *Lorine*



## Realtor of the Year: **LORINE WILLIAMS**



Coldwell Banker St. Croix Realty salutes one of its own: Lorine Williams! The Virgin Islands Territorial Association of Realtors (VITAR) has named Lorine Williams Realtor of the Year. We colleagues stood tall when Lorine accepted the honor during VITAR's semi-annual meeting on June 18th.

"It took me completely by surprise. But as the president of VITAR read the winner's bio, I began to recognize myself!" exclaimed Lorine.

Each year VITAR recognizes a member of the real estate field who has served the profession and the community in exemplary fashion. It considers business accomplishments, leadership skills and participation in service clubs. Lorine fits the bill.

With Coldwell Banker St. Croix Realty since 2002, Lorine began work in real estate in 1979 and is licensed in New Jersey and in the Virgin Islands. She teaches Code of Ethics to Realtors in the USVI.

As Federal Political Coordinator, Lorine acts as liaison between NAR (National Association of Realtors) and our Delegate to Congress. She has been elected President of VITAR twice in the past and is current Director for NAR. Lorine served six years on the Board of Directors for the St. Croix Chamber of Commerce and worked with Junior Achievement (JA) in its 22-week JA Company program, which teaches high school students how to form and run a business. An advocate for Women's Coalition for over a decade, Lorine volunteers for on-call crisis intervention.

Spare time? You'll find our Broker Associate serving on the board of two condo associations and sometimes working with Caribbean Community Theater.

Lorine has been named Realtor of the Year twice previously, in 1996 and in 2006. This November, she joins honorees from the fifty states for a formal presentation of the award in San Francisco.



## St. Croix Gets Great Press



Have you noticed St. Croix basking in the limelight? All summer long, magazines, travel and wedding websites and blogs have given our island the big thumbs-up.

*Redbook Magazine* chose St. Croix for its 2013 Swimsuit Photo Shoot. Online now, glamorous models show off the latest swimsuit fashions as they splash in shoreline waves, step from our turquoise waters onto white sandy beaches, strut down docks with a sexy

backward glance toward the camera or lounge seaside with a cold one. What better way to showcase this season's bathing apparel? One wonders if the backdrop might have upstaged the models... (We admit to a biased point of view.)

In another issue, *Redbook* highlighted St. Croix as a Best Girlfriends Getaway. The magazine suggested the Renaissance Carambola Beach Resort & Spa for its Friday night Pirate's Buffet, killer Cruzan cocktails and live music. It promoted a hike to nearby tidal pools and a Tan-Tan Jeep Tour through the rainforest.

*The Knot*, a leading wedding website, listed St. Croix as one of the 50 Best New Honeymoon Spots for 2013. *Smarter Travel* named the USVI in its 5 Exotic Places You Can Go Without a U.S. Passport, pointing to St. Croix for its rich Danish heritage.

Amid all the "Best of..." publicity, writer and photographer Jennifer Heigl contributed a charming personal account: The Secrets of St. Croix. See her delightful story in *Daily Blender*. <http://www.dailyblender.com/2013/05/the-secret-of-st-croix/>.



Sakari Clendinen

## Young Virgin Islander Lunches at the White House

Not many eight year-olds get invited to dine with President and Mrs. Obama. But if you are a really good, nutritious cook like Sakari Clendinen of St. Thomas, you just might win a seat at the table.

Clendinen was among 1,300 junior chefs from the fifty states and U.S. territories who entered the 2013 Healthy Lunchtime Challenge, sponsored by the White House Let's Move initiative. Entrants, aged 8-14, created and submitted healthy, affordable and delicious lunch recipes that followed MyPlate's nutritional guidelines. Judges from the Department of Education, the Department of Agriculture and [Epicurious.com](http://www.epicurious.com) did the tasting. They considered taste, creativity and how well the recipes stacked up to MyPlate's health standards.

Clendinen's Zucchini Pancakes with a Passion Fruit Banana Smoothie was a winner!

On July 9th, Clendinen represented the Virgin Islands and joined 53 other winners at the White House luncheon in their behalf.

"Our Kids' 'State Dinner' is one of my favorite events of the year, and the kid chefs who come from around the country never cease to impress and inspire me with their creativity and ingenuity," said First Lady Michelle Obama.

See Sakari Clendinen's recipe online in the *Epicurious 2013 Healthy Lunchtime Challenge Cookbook*. <http://www.epicurious.com/images/pdf/TheEpicuriousHealthyLunchtimeChallengeCookbook2013.pdf>

## Feature Property of the Month

### Carden Beach 412 Coakley Bay

**L**uxury waterfront living! Just listed immaculate Carden Beach condo is model-home perfect: gorgeous marble entryway leads to captivating light filled living spaces with inspiring right-on-the-water Caribbean and Buck Island vistas. Price includes new granite kitchen countertops.

Very private, gated community on the East End in a lush tropical garden setting.

Three bedrooms, 2 bathrooms.

MLS 13-1602  
**\$529,000**



## ISLAND PROPERTIES

### 93 Tipperary

**Double Deal!** Two cute cottages on one East End lot – live in the sweet 2/1 while rent from the 1/1 next door helps to pay the bills.

MLS 13-1429 **\$216,000**



### 38 Eliza's Retreat Calling all Contractors!

¼ acre lot with cistern and foundation already in place, excellent location just seconds east of C'sted.

MLS 13-1664 **\$64,900**



## DEAL OF THE MONTH

### 101 All for the Better

**New Low Price!** Well-built family home in neighborly and family friendly east end community. Three bedrooms/one bathroom, nicely sized kitchen, plus bonus storage room. Relax under the shady Tamarind tree on the ¼ acre lot with lots of space for kids and pets to play. With the new by-pass, just minutes to mid-island shopping and Sunny Isle.

MLS 13-655

**\$174,500**

### 13-E Morningstar

**Rock Solid!** Big and breezy mid-island 2/2 home with lovely covered and open gallery, sky-high cypress ceilings, roomy open kitchen, plus like-new 2/1 apt.

MLS 13-1121 **\$369,000**



## ST. CROIX REAL ESTATE MARKET WATCH

**CLOSED SALES COMPARISON : 7/31/11 – 7/31/12 VERSUS 7/31/12 – 7/31/13**

	2011-2012 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	2012-2013 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE
Home Sales	88	299	\$292,500	110 ↑	306	\$280,000
Condo Sales	40	323	\$142,000	62 ↑	314	\$146,250 ↑
Land under \$39,900	22	373	\$26,000	28 ↑	336	\$28,250 ↑
Land over \$40,000	34	347	\$62,450	34	415	\$78,750 ↑
Commercial	11	429	\$200,000	7	374	\$194,000

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...*

**The number of homes sold during this period is**

**UP  
25%**

**over the year before.**