



Amy Land-de Wilde

Summer is flying by, and the island looks great from some much needed rain that we received at the end of July.

This month we are continuing to discuss home improvement issues. We have included an article analyzing the differences between remodeling an older home vs. buying a new home. Please let us know if this type of article is interesting or helpful to you. We would love to hear from you.

We are very pleased to welcome three new salespeople to our team: Richard and Rosemary Edge, who will be co-managing our new Gentle Winds office, and Diane Burns, who is joining our team from another local real estate office.

Richard and Rosemary recently moved to St. Croix from Kiawah Island, South Carolina where they owned and operated a property management company called R & R Home Services.



Richard and Rosemary Edge

Diane Burns, originally from Michigan, has been in the real estate industry for more than 20 years.



Diane Burns

While in Michigan, she worked as a building contractor, a journeyman electrician and owned a real estate development company called "dkb Development". One of her more outstanding accomplishments

was the restoration and preservation of historic properties in Lansing. Diane is now a permanent resident of Frederiksted and is excited to join the Coldwell Banker Land-de Wilde Realty team and bring her experience and knowledge of the Frederiksted market to you.

The real estate market on St. Croix continues to grow and wherever you go on the island, you see construction crews building or remodeling homes and commercial buildings. It is very exciting to see the growing and revitalization of our beautiful island.

Frederiksted has changed dramatically with the completion of the pier project. The merchants along the waterfront are optimistic that the construction project will boost their businesses as well.

If you are considering buying or selling property on St. Croix, please call us. We look forward to talking to you.

Regards,

Amy Land-de Wilde
Broker/Owner
Coldwell Banker Land-de Wilde Realty

PRIMARY ELECTION RACE FINALIZED

The Board of Elections has finalized the line-up for the Democratic primary elections which will be held on Sept. 9.

The Democratic Party candidates for governor, lieutenant governor, senator-at-large, district senators, state chair and territorial district committee will be on the ballot. In addition, the Republican candidates for the offices of district chair and members of the territorial district committee will be on the ballot.

Voters registered with the

Remodeling vs. Building a New House

We all know that remodeling your house can be very expensive. Before you invest your hard earned money on remodeling your house, you would like to know what the return on your investment would be. You would also like to be assured that the resale value of the house will increase once remodeling is done and know whether it is better to build a new house or to remodel the existing one.

Returns on remodeling investment depend on a number of factors according to a home remodeling article on www.realtormag.com

The type of remodeling you are planning to do is important. If you plan to repaint your house, for example, then the investment will not be large. But if your plan to make an extension in the existing structure, then it will involve a big investment.

The return on your investment will depend on the market value for houses in your area. If the prices of houses are increasing in your area, then you will get a good return. But if prices are decreasing then remodeling will not add value to your house.

Returns will also depend on how your house will appear after the remodeling is done. If it doesn't fit in with the way the other houses look in the neighborhood then the value of the house will not increase.

Returns will depend on the time taken to commute to one's work place. If your home is in an area that is convenient to major work centers, then the value of your house is likely to increase.

Depending on the above factors, decide whether investing in remodeling your home will be a positive or negative investment.

Democratic Party will choose one of the three gubernatorial teams on September 9. Those teams are John DeJongh and Gregory Francis; Edgar Ross and Lorraine Berry; and Vargrave Richards and Roy D. Jackson. The winning team will go on to the November 7 general election and face independent candidates Kenneth Mapp and Almando "Rocky" Liburd; and Adlah "Foncie" Donastorg and Cora Christian.

The incumbent Delegate to Congress Donna M. Christensen does not have an opponent in the Democratic primary elections, so she will not be on the ballot. In the general election, she will face independent candidate Warren B. Mosler.

FAMILY FUN CENTER OPENS ON ST. CROIX

Great news for parents in search of a fun and safe indoor environment for their children. FunZone Food and Family Entertainment has opened in the Golden Rock Shopping Center.

FunZone is the first of its kind on St. Croix and the concept is similar to the Chuck E. Cheese franchise of video arcades on the mainland. FunZone features a quick-service restaurant, a 650-square-foot soft play center, a variety of video games for all ages and a prize redemption center where customers can redeem tickets earned while playing video games for prizes.

27 V.I. ARMY NATIONAL GUARD TROOPS DEPLOYING TO IRAQ

In less than two weeks twenty-seven soldiers from the V.I. Army National Guard's 786th Quartermaster Battalion, a water-processing unit, have been called up to serve in the U.S.-led war in Iraq.

As of August, more than 400 V.I. National Guard soldiers have served in Iraq, Afghanistan and at a U.S. detainee camp in Guantanamo Bay, Cuba. The 652nd, 651st and 631st Engineer companies completed tours in Afghanistan providing infrastructure support. They helped build schools, roads and hospitals and installed water systems. The 620th Quartermaster Water Purification Team served in Iraq.



FEATURED HOME OF THE MONTH

Over 11 acres with historic ruins and no covenants. Rare, beautiful property, including a 1797 Mill, chimney, well, and remains of the overseer's house plus many partial buildings and walls. Estate Orange Grove was an identifiable estate in 1758, and has a long history. Currently, the property is kept cut, displaying the ruins and mature trees. The charming one-bedroom cottage is occupied.



MLS #05-1754. \$999,000. Contact Amy Land-de Wilde at amydewilde@att.net

ST. CROIX REAL ESTATE AT A GLANCE

Jan-July 2005 vs. Jan-July 2006	Sold J-Jy '05	Avg. days on market	Avg. price	Sold J-Jy '06	Avg. days on market	Avg. price
Home sales	95	311	\$343,939	116	286	\$535,960
Condo sales	101	241	\$163,343	114	159	\$194,740
Land under \$39,999	70	759	\$25,441	112	964	\$27,146
Land over \$40,000	89	490	\$118,239	150	379	\$141,015
Commercial properties	11	418	\$838,636	9	364	\$501,444

* Information from the St. Croix Multiple Listing Service