

For more information, please visit www.coldwellbankervi.com or call us at either location, the Buccaneer Hotel (340) 773-7000 or at Gallows Bay Marketplace (340) 778-7000



Amy
Land-de Wilde

So far we're having a very temperate and breezy summer, which we all appreciate. We're green and lush, and everyone's eating fresh mangoes right off of our trees.

To the right we have printed results from an American Institute of Architects survey on kitchen and bathroom design trends. We hope you find this interesting and helpful if you are remodeling your home. Also in this newsletter, we have included some tips on showing your home if you have pets.

We are very excited to announce that we will soon be opening a third Coldwell Banker Land-de Wilde Realty office in Gentle Winds Condominiums. This office will specialize in vacation rental management both for Gentle Winds condo units and other rental properties around the island. We anticipate opening this office in mid-August. If you are interested in learning more about our property management program, we'd love to talk to you.

We have had tremendous response to our first two *St. Croix Showcase Properties* books and the new supplement to the current 2006 book. We are now beginning to think about our 2007 edition. We will be visiting all of our advertisers to thank them and ask them for their continued support in the upcoming issue. We have had many requests from new advertisers to be included in this new edition, so if you would like to advertise with us, please call us right away, because our cutoff date is August 25. In addition, we will start collecting all of our listing information to submit to our designer. If you are considering selling your home, now is a great time to do it. We would love to have your property displayed in our highly visible 2007 *St. Croix Showcase Properties* which will be distributed throughout the island and sent to many people interested in St. Croix real estate in the States.

The residential real estate market

has not slowed at all so far this summer. The upward trend is continuing, and the inventory of homes for sale on the island remains low. As you can see from the chart at the end of this newsletter, the average days on the market for both houses and condos is dramatically lower than it was this time last year. This is partially due to the low residential property inventory and the increasing property values.

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

RENOVATIONS AT SUNNY ISLE SHOPPING CENTER

The Puerto Rico-based Sunny Isle Developers purchased the shopping center just over a year ago and are moving forward with plans for a new plaza, an office building and are developing plans to attract name brand retailers to the shopping center.

The renovations to the plaza area are already underway, and are due for completion by late November. The General Manager says that a new 250-seat amphitheater and a children's park soon will occupy the plaza area.

Negotiations are still being finalized with a "name brand" retailer who will occupy the location of the former Pueblo Supermarket. In addition, a national pharmacy chain will be moving into the former location of People's Drugstore.

The shopping center's parking lot and roads will get a face-lift once the construction is complete and the center's facade will be renovated in an effort to make it more attractive.

At the end of 2007, the company plans to build a new \$4 million office building on the western edge of the shopping center. The three-story, 12,000-square-foot building will house offices on the second and third floors and stores on the first floor.

In February 2006, the American Institute of Architects (AIA) published its quarterly *Home Design Trend Survey*. The AIA surveyed a panel of 600 residential architectural firms to determine the latest trends in kitchen and bath features and products.

Here are their findings:

Bathrooms

- ◆ Larger and more bathrooms
- ◆ Upscale showers including multi-head showers, handheld showers, steam showers, separate his-and-her showers and walk-in showers with no doors
- ◆ Double sinks or multiple vanities
- ◆ Heated floors, heated towel racks, warming drawers and fireplaces
- ◆ Decreasing in popularity heat lamps and whirlpool baths

Kitchens

- ◆ Larger kitchens and more of them throughout the home including a separate food storage facility, food preparation area or outdoor kitchen
- ◆ More pantry space
- ◆ Upper-end appliances
- ◆ Integrated living areas near the kitchen such as a family room
- ◆ Natural stone countertops and natural wood cabinets
- ◆ Drinking water filtration systems



TURTLE TIME AGAIN

Turtle nesting season is upon us again, and boaters and visitors to Buck Island are reminded to use caution in National Park Service waters and to avoid disturbing the nests.

According to the chief of resource management of the St. Croix National Parks and Recreation Service, Buck Island is a critical nesting and foraging habitat for three species of endangered or threatened sea turtles - leatherback, green and hawksbill turtles.

The nesting season for these turtles began in March and continues through December.

Boaters are reminded to proceed cautiously through the waters at Buck Island. Sea turtles rise slowly to the surface to breathe, and it takes them several seconds to dive to safety when they hear an approaching motor boat.

YOUR PET CAN HINDER SELLING YOUR HOME

When it is time to sell your home, your pets can hinder the process according to a recent article in *Realtor* magazine. You should understand that when your Realtor asks you to take your pet

away from the house, the motivation is to sell the house and ensure their pets' mental and physical safety and happiness.



Here are a few ways that pet owners can prepare their homes for a showing or open house:

• **Clean up thoroughly.**

Clean a cat's litter box or any area that the animal has repeatedly soiled carpeting or floors. Remember the motto, "We can't sell it if we can smell it."

Vacuum carpets, furniture, and walls that animals brush against. Room deodorizers or candles may help to remove pet odors. Also, open windows periodically to let in fresh air; and ask an objective third party to do a sniff test.

• **Remove the pet.**

Simply keeping a pet behind a closed door isn't enough. Buyers usually won't pay attention to a note on a door that says "Don't open." If a buyer wants to

take a look in the room, that quick peek might give a cat or a dog enough time to scoot out. Also pets that aren't used to being confined could destroy furnishings or hurt themselves. A better solution is to take the animal off-site or place the pet in animal daycare, particularly if there are successive showings. If these options are not available, place the pet in a suitably sized crate or a cage from where it can see and hear a TV tuned to an animal show.

ARE BATHROOMS BECOMING THE NEW KITCHENS?

In the annual market forecast by the trade publication *Kitchen+Bath Business* magazine, the amount of money Americans have spent on high-end luxury bathroom remodeling has nearly tripled since 2003. In addition, the number of bathroom remodels has almost doubled.

In 2006, Americans are expected to do more than 920,000 luxury bathroom remodels at a cost of \$8,000 or more. The total expected American expenditure on bath remodels is more than \$21.7 billion, up 18.5 percent from last year, according to this year's forecast.



FEATURED HOME OF THE MONTH

Waterfront beauty in the convenient gated community of Judith's Fancy. You will love this fully furnished home with 2 master bedroom suites, handsome greatroom and tropical courtyard, dipping pool, guest apartment and garage. Kitchen includes Corian counter tops, oak cabinets, and a stainless steel fridge and stove. This home is your own island luxury just steps from the water.



MLS 06-1013. \$1,600,000. Call Amy Land-de Wilde.

ST. CROIX REAL ESTATE AT A GLANCE

Jan-June 2005 vs. Jan-June 2006	Sold J-Ju '05	Avg. days on market	Avg. price	Sold J-Ju '06	Avg. days on market	Avg. price
Home sales	81	321	\$349,503	106	297	\$560,899
Condo sales	91	241	\$152,696	97	149	\$187,014
Land under \$39,999	65	793	\$25,801	96	799	\$27,593
Land over \$40,000	68	485	\$92,321	126	408	\$146,627
Commercial properties	10	386	\$915,000	8	379	\$417,250

* Information from the St. Croix Multiple Listing Service