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# St. Croix Real Estate reviews

Featuring real estate market updates and local news of St. Croix, USVI

February, 2007



The World Ocean School has sailed into the Virgin Islands in hopes of teaching high school students the art of sailing and the virtues of teamwork.

According to Executive Director Abby Kidder, the World Ocean School was “established to provide challenging educational programs for youth and adults around the world.”

The centerpiece of the school is the ship *Roseway*, boasting 5,400 square feet of sail. The *Roseway* was originally designed to be a Grand Banks fishing schooner in 1925 and served as a pilot vessel during World War II.

“We are not only excited about the possibilities for *Roseway*,” she says, “but also about the ways in which we hope *Roseway* can contribute to St. Croix’s lively communities.”

The public can take advantage of *Roseway*’s teachings daily for \$45 per session. For more information about the World Ocean School and *Roseway*, call Abby Kidder at 617-443-4841.

## St. Croix Surgeon Teaches Heart Technique in Guyana

The healing hands of Dr. Kendall Griffith and St. Croix’s Juan F. Luis Hospital (JFLH) have reached across the Caribbean in an effort to teach Guyana’s doctors a diagnostic procedure called cardiac catheterization that helps determine the severity of heart disease in patients.

“We have gained an awesome amount of knowledge in the past few days,” said Gary Stevens, M.D., a cardio-thoracic surgeon in Georgetown, Guyana.

Coming off the heels of his ninth procedure in two days, Griffith spoke via telephone about his work with Guyana’s cardiac doctors and interns. “These (types) of procedures are normal for St. Croix,” Griffith said. “In Guyana, it’s new for them.”

Of the nine patients Griffith and his colleagues were able to diagnose, all “had significant coronary-artery disease,” Griffith said.

Juan F. Luis Hospital is currently building a cardiac center which will be equipped with the latest technology and the finest physicians available to treat heart problems for the residents of the Virgin Islands. If you would like more information or how to make a donation, contact Greg Davila at 340-772-7337.

**H**ello from Sunny St. Croix!

The holidays are over, and we are all looking forward to the advent of spring. If it’s any consolation to our snowbound friends and neighbors in the northeastern United States, we suffered through a bit of a cold spell ourselves. On January 24, the mercury dipped to 70 degrees around 6 a.m. on St. Croix – the lowest temperature on record for January 24 in 30 years. Thankfully, we all survived without suffering frostbite and are back to enjoying a full schedule of outdoor activities in shorts, polo shirts and sundresses.

Last Friday evening, the streets of downtown Christiansted came alive with thousands of people of all ages celebrating St. Croix’s first Jump-Up of 2007. This “Cruzan” street fair is alive with music, street vendors, children’s activities, Mocko Jumbies and flavorful food stands on every corner, not to mention special discounts at all of the downtown stores that remain open late. Sponsored every quarter by the Christiansted Hotel and Restaurant Association, the next Jump-Up is scheduled for Friday, May 2.

On February 10 and 11, the azure waters of the east end of St. Croix sparkled with a rainbow of colorful spinnakers as the Caribbean Ocean Racing Triangle season opened with the 14<sup>th</sup> Annual St. Croix International Regatta. More than 30 sailing vessels with skippers from throughout the United States and the Caribbean competed in the event, setting sail from the St. Croix Yacht Club. This year’s top winner was the Devil3, skippered by Chris Stanton of St. Croix, who took possession of the trophy from last year’s winning skipper, Tom Mullen of New Hampshire.

Tacking from windward to leeward, more than 30,000 locals and visitors are expected to turn out this coming weekend for the annual St. Croix Agriculture and Food Fair at the mid-island fairgrounds. This is our version of a stateside “old time county fair.” But because of our moderate climate, we celebrate the island’s agricultural traditions in the spring instead of the fall. A family event, there’s something for everyone, from livestock judging, to hundreds of booths with fresh fruit, vegetables, Johnnycakes and local crafts, plus a full plate of activities for the kids, like pony rides, a petting zoo and donkey races.

If there’s a downside to spring, it’s April 15 – tax time. But look on the sunny side. Since April 15 falls on a Sunday this year, we have an extra day to meet the filing deadline. The tax laws of the U.S. Virgin Islands replicate those of the U.S. Government. This means that for most taxpayers, home mortgage interest on a primary residence on St. Croix is tax deductible.

If you’re considering selling or purchasing property on St. Croix, the time is right to capture the benefits of a full tax year. Log on to our website: [www.coldwellbankervi.com](http://www.coldwellbankervi.com) for a look at our inventory of available homes, condos and property. Or contact our offices at 340-773-7000. Our agents welcome the opportunity to work with you to own your piece of paradise.



Amy Land-de Wilde

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



## FEATURE HOME OF THE MONTH

Fantastic house with all the bells and whistles! Large solid concrete home in a gated beach community on a beautifully landscaped lot. Spacious great room with cathedral ceilings and a gourmet kitchen that opens to the 3,600 square foot pool deck. This 4-bedroom 3-bath home, plus private 2nd floor of office/guest quarters with separate entrance is wonderful. A well, RO system, 25KW generator and so much more make it the best value on the market. MLS# 06-688. \$1,450,000.

Call Amy Land-de Wilde at 340-773-7000 or email [amydewilde@att.net](mailto:amydewilde@att.net)

### CRUCIAN'S NOW HAVE THEIR OWN H&R BLOCK "PEOPLE"



Roberto Falcon, H&R Block franchise district manager, and local partner Darlene Carty celebrate the opening of the new H&R Block franchise located in La Reine.

## DELEGATE CASTS FIRST VOTE IN COMMITTEE OF THE WHOLE

**V**. I. Delegate Donna M. Christensen cast her first votes in the Committee of the Whole of the U.S. House of Representatives during the first week in February.

Christensen along with her fellow U.S. territorial delegates, including Washington D.C. and the resident commissioner of Puerto Rico, voted for the first time in 12 years or the last time that Democrats held power in Congress.

The Democrats restored their rights to vote in the Committee of the Whole last month, underscoring their intention to provide increased participation for all Americans in the democratic process. Christensen dedicated her first vote to the memory of two Virgin Islands National Guard soldiers, who recently gave their lives in Iraq in defense of their country.



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## AFFORDABLE ESCAPE

**N**ow just might be the time to escape the winter doldrums with a trip to paradise. American Airlines recently announced a multitude of sales to the U.S. Virgin Islands and Puerto Rico that put the airfare for a jaunt to St. Croix into the affordable range. The base fare from many mainland cities is \$228 round-trip to St. Croix, with taxes bringing the price to \$272. Fares can vary depending on flight selection and remember:

**NO PASSPORT REQUIRED IN THE U.S.V.I.**



Call us for one of our luxury vacation rentals. 340-719-2002, 340-773-7000 or visit us at: [www.coldwellbankervi.com](http://www.coldwellbankervi.com)

## ST. CROIX REAL ESTATE MARKET WATCH

### CLOSED SALES COMPARISON... 1/31/05-1/31/06 versus 1/31/06-1/31/07

	2006 SOLD	AVERAGE DAYS ON MARKET	AVERAGE PRICE	2007 SOLD	AVERAGE DAYS ON MARKET	AVERAGE PRICE
Home Sales	176	335	358,754	188	291	466,996
Condo Sales	214	250	166,561	156	148	191,749
Land under \$39,999	178	773	24,579	172	775	22,094
Land over \$40,000	178	504	116,199	233	424	143,756
Commercial properties*	17	334	428,764	20	518	560,375

Information from the St. Croix Multiple Listing Service

\*\*The average sales data on commercial properties could be skewed greatly by only one sale due to the small number of annual sales.