

St. Croix Real Estate reviews

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

MAY, 2007

NEW BYPASS

Governor John deJongh Jr. met recently with federal and local officials to be updated on current contracts in place for the Christiansted Bypass.

According to a Government House release, the bypass is in phase 1-A of operations, and the contractor, VI Paving, received a "Notice to Proceed" as of April 30. The cost of the project is \$6.3 million.

After years of postponements, the scheduled date for completion is 2009, and the area slated for future construction is from Contentment Road, through the hills and south side of Christiansted to Canegata Ballpark by Schooner Bay, covering a total of 1.2 miles. A groundbreaking ceremony is set for May 30, 2007.



Christiansted

"This is a dynamic project that will ensure dramatic improvements and a broad vision for transportation management in St. Croix," deJongh said.

stcroixvacationhomes.com

Coldwell Banker Land-de Wilde Realty is pleased to announce anew the launch of its new rental property website: stcroixvacationhomes.com.

The web site is a tool to let you view our vacation, short- and long-term rental properties.

User-friendly, stcroixvacationhomes.com lets you view our rental properties by your own criteria. Descriptions of Gentle Winds, our vacation homes, St. Croix and an index to our property managers and our property management services can be found with one click of your mouse.

Whatever your rental needs may be, you can find it on stcroixvacationhomes.com. Let us hear from you.

Thank you world-class triathletes!

Some of the most elite athletes in the world – male and female – descended upon our beautiful island of St. Croix earlier this month for the St. Croix Ironman Triathlon 70.3. This was the ninth year of the weekend-long event, which has gained an international reputation as one of the most grueling but popular competitions leading up to the prestigious Ironman World Championships held every fall in Kona, Hawaii.

More than 600 racers – including more than 50 professionals from as far away as Belgium, Australia, Germany and Brazil – came to St. Croix for this year's race, vying for \$50,000 in prize money each for the top male and female finishers. Many were accompanied by their friends, families and young children, filling up virtually all available accommodations.

The pre-race festivities started with a Friday evening Jump-Up in downtown Christiansted. Many of our local restaurants welcomed the athletes with free meal tickets to bulk up on carbs. Our downtown shops and streets were buzzing with locals, visitors, curious spectators, music and special sales. On Saturday, most of the athletes mounted their shiny, precision-designed bikes to familiarize themselves with the racing route. And as the sun rose above our eastern Caribbean waters on Sunday morning, the race was on!

The three legs of the competition feature both the scenic beauty of St. Croix and the rugged terrain of the northwestern corner of the island. With hundreds of spectators lined shoulder-to-shoulder on the Christiansted Boardwalk, the 600 triathletes simultaneously splashed into the waters off the Hotel on the Cay at 6:30 a.m. for a 1.2-mile swim to shore. Then, sprinting to their bikes, they launched into the second and most challenging leg – a 56-mile bike ride, famous for "The Beast" – a 600-foot climb up a nearly mile-long, 18-degree grade that comes 21 miles into the race. Encouraged by cheering spectators along virtually every mile of the route, those competitors who survived "The Beast" sped back to downtown Christiansted for the final leg – a 13-mile run. By noon, the top finishers had completed the race and the celebrations began anew.

Australian Craig Alexander repeated as the winner of this year's competition in the professional men's division, setting a new course record of four-hours, four minutes and 53 seconds. With an insurmountable lead, Alexander stopped short of the finish line to pluck his two-year-old daughter from the crowd to cross the finish line with her in his arms. In the women's professional division, Julie Dibens of England dominated from start to finish, completing the course in four hours, 29 minutes and 11 second.

It's a wonderful, inspiring event for St. Croix, which brings families from around the globe to our shores to enjoy our scenery, our culture and our gracious congeniality. I invite you to come celebrate our beautiful island, our courteous people and our vibrant culture. We are "America's Paradise" and no passport is required. Whether you are interested in purchasing a home, a condo or vacant land, or simply wanting to escape by renting a house or villa, contact us at Coldwell Banker Land-de Wilde Realty at 340-773-7000, amydewilde@att.net or visit our websites: coldwellbankervi.com or stcroixvacationhomes.com. Until next time!



Amy Land-de Wilde

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

FEATURE HOME OF THE MONTH



Beautiful, well-maintained, furnished, three-bedroom Saman Villa unit located in lush Carambola is now available. This top-floor unit of nearly 2,000 square feet with cathedral ceilings features a long, breezy, covered gallery— perfect to enjoy the views of the Robert Trent Jones, Sr. championship golf course and tropical hillsides. A real nature and golf-lover's paradise.

Price \$389,000

MLS# 07-617

Call Amy Land-de Wilde at
340-773-7000 or
email: amydewilde@att.net



Sunday Market Square Receives Award

The renovation and historic restoration of Christiansted's Sunday Market Square has won an excellence in highway design award from the Federal Highway Administration (FHWA).

The Excellence in Highway Design awards are given every two years in a variety of categories. The particular award for Sunday Market Square was one of three merit awards given in the category of historic preservation. FHWA Division Administrator Roberto Fonseca-Martinez flew in from Richmond, Va., to make the presentation.

"We always look for projects that stand out for their really good design features. This came about because of the work of many people. So we are recognizing all of our partners: the Department of Public Works, the St. Croix Foundation, Mr. Taylor (the architect) and Tip Top Construction, who did much of the work," Fonseca-Martinez said.

Of the partners who put the project together, Taylor not only designed and developed the plans for the revitalization project, but he also proposed the project initially, conferring with the St. Croix Foundation and getting the ball rolling.

"Before the work, it was an asphalt parking lot," Taylor said. "I was with the St. Croix Foundation, who owned several of the buildings. I pressed them to reestablish the area as public space. They contacted the local authorities and the FHWA."

Dating from 1735, the square is one of the oldest planned public spaces in the U.S. By incorporating historical elements into the renovation, such as a series of cobblestone rumble strips, the red and white headwall by the culvert and the mahogany trees, the square now looks more like it did a century and a half ago. These small projects, one after another, are helping to transform Christiansted and set it apart from all other Caribbean towns.

Kindness Really is Contagious

More than 250 posters from dozens of young students from St. Croix competed in the St. Croix Animal Welfare Center's annual poster contest at the Caribbean Community Theatre. The posters, whose theme this year was "Kindness is Contagious," illustrated aspects of how to treat animals.



Each grade from kindergarten through sixth gets an award for first, second and third place, and an honorable mention. Grades above sixth are judged together as one group. First, second, and third-place winners received \$20, \$15 and \$10, respectively. But it was not a cutthroat competition. The goal was education rather than strict artistic accomplishment.

"We've been doing the contest for 15 years," said Therese Donarski, the center's humane education coordinator. "Every year we try to teach each grade a class on how to treat animals."

"Helping to judge the posters was the best two hours of fun I've had in a long time," Donarski said. "There were so many. They had really good messages this year, showing they know how to treat animals and want to help."

ST. CROIX REAL ESTATE MARKET WATCH

CLOSED SALES COMPARISON... 4/30/05-4/30/06 versus 4/30/06-4/30/07

	2006 SOLD	AVERAGE DAYS ON MARKET	AVERAGE PRICE	2007 SOLD	AVERAGE DAYS ON MARKET	AVERAGE PRICE
Home Sales	187	320	455,182	173	282	387,065
Condo Sales	217	161	176,134	129	146	200,955
Land under \$39,999	193	748	25,221	146	723	27,133
Land over \$40,000	210	461	164,892	208	454	160,412
Commercial properties*	16	310	450,250	24	502	587,479

Information from the St. Croix Multiple Listing Service

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