

# Village View

COROLLA TO NAGS HEAD TO COLUMBIA

FALL 2019

VROBX.COM



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### *Introducing Village Realty's latest homeowner service:*

## The Renovations and Décor Department

Owning a vacation home can be an exciting venture...or an overwhelming one when faced with the prospect of maintaining it! As head of Village Realty's Renovation & Décor department, I am able

to help guide our homeowners on making thoughtful improvements to their home. After all, it's not always about what you spend, it's how you spend it!

There is a balance between cost of improvements, rental income, durability, and overall property value. With nearly 15 years of experience in the Outer Banks vacation rental market, I try to weigh all of these factors when advising homeowners on the best path forward.

Today's vacationing guest is savvy with nearly limitless options thanks to an online marketplace, so it is

especially important to consider the overall impression your home will make. Luckily, this also happens to be one of the most fun things about having a vacation home...getting to furnish it! Cosmetic updates

are relatively easy to make and cost effective, yet give a big return when making the right choices.

Consider not only how the room will appear in photographs online, but also how it will appear as a first impression the moment the front door is opened. For an entryway, a simple console table or bench, artwork and an entry rug will be a welcoming

first impression. In common areas like the living room, comfortable upholstered seating to accommodate the capacity of your home is a must. Pair this with updated lamps for end tables and selective, statement artwork for the walls. Finally, an



A stunning example of our Renovations and Décor Department's bright and welcoming makeover of one of our rental homes

(continued on next panel)

# The Renovations and Décor Department

area rug and coffee table will be the finishing touches. The dining area and kitchen should also be sure to seat the same number of guests your home sleeps so that everyone can enjoy mealtime together. In bedrooms, you can achieve big impact with few items. Focus on items like matching lamps and nightstands (one on each side of the bed in adult rooms), and artwork for the wall over the bed. Brightly colored, patterned bedding will help catch the eye and pull the entire room together.

There is a fine line between staged and cluttered, so keep decorative items to a minimum overall. Stage only bookcases or cabinetry with select, updated décor to enhance the overall look of your room and be a fun pop of color. Avoid candles and artificial plants of any kind as they collect dust, and try to limit the use of personal photos. Window treatments are

important for all areas of the home. Your guests will appreciate the chance to dim the sun on a hot afternoon or early morning alike.

Technology moves quickly in our world, and your rental home is no exception! Be sure to keep up with the latest trends—nothing dates a home more than an old tube-style TV or 5-disc changer. There are even still homes out there with VHS players! The first impression this makes on a guest is poor—so be sure to purchase larger smart TVs with streaming capability (making sure your WiFi will support them), smart phone docking stations and the like. They are all worth the minimal investment on the front end and will be well received by your guests.

By focusing on cosmetic enhancements like these, you'll give your home a quick facelift and appeal to a broad

guest base. Then, you can open the door to more areas of improvements and bigger ticket items.

Be sure to check back for more vacation-home friendly tips in coming Renovation & Décor articles!

In the meantime, consider Village Realty's Renovations and Décor Department for your future projects.

*Guest writer:*



**Kara Beatty** lives in Manteo with her husband and two small children in and is an Outer Banks native.

Renovations and Décor Department  
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## Outer Banks real estate market update

*Data obtained from OBAR MLS through September 2019*

- Residential units sold: 1476, +6% change over Q3 2018
- Residential sales volume: \$583.9M, +3%
- Residential average days on market: 118, down 13 days
- Residential average sales price: \$395,600, -3%
- Vacant land units sold: 294, -9%
- Vacant land sales volume: \$33.9M, -24%
- Vacant land average days on market: 243 days, up 12 days
- Vacant land average sale price: \$115,400, -16%

2019 3 <sup>rd</sup> Quarter Residential Unit Sales by Town		
Area	Units Sold	Change over Q3 2018:
Corolla	160	- 4%
Duck	91	+ 8%
Southern Shores	72	+ 8%
Kitty Hawk	85	+ 6%
Kill Devil Hills	316	+11%
Nags Head	148	Even
Roanoke Island	88	+ 3%
Hatteras Island	189	- 2%



## Just a Sampling of Our Listings for Sale



### Corolla, Ocean Sands

Short walk to beach, well maintained, game-room, beautiful pool, screen porch, cul-de-sac  
4 BR, 3 BA • \$349,000 • MLS 96482



### Corolla, Pine Island Oceanfront

Ocean & sound views on cul-de-sac, 4,280 sf, remodeled & painted, elevator, private pool  
6 BR, 5.5 BA • \$1,900,000 • MLS 103855



### The Village at Nags Head

Exceptional: location, condition, ocean view & rental income. Pool, hot tub, almost 10% ROI  
6 BR, 4.5 BA • \$749,000 • MLS 105293



### KDH, First Flight Retreat Condo

Oceanfront, well-appointed furnishings, heated pool, spa, fitness ctr & gameroom  
2 BR, 2 BA • \$435,000 • MLS 105658



### Nags Head Acres

Spacious 1,962 sf in heart of residential Nags Head, turnkey, big backyard amid live oaks  
4 BR, 2.5 BA • \$429,000 • MLS 105466



### Nags Head Oceanfront

Ocean & sound views, near Jennette's Pier, well appointed, game room, pool, amazing income  
7 BR, 6 BA • \$1,329,000 • MLS 104149



### KDH, Oyster Pointe Condo

Soundfront community, beautifully maintained, new carpet, paint, light fixtures, ceiling fans  
2 BR, 2 BA • \$175,000 • MLS 106207



### The Village at Nags Head

Golf views, on cul-de-sac, completely remodeled, all new windows, maintenance free  
3 BR, 2 BA • \$329,000 • MLS 105834



### The Village at Nags Head

Panoramic ocean, sound & golf views, 2,805 sf, lightly used 2<sup>nd</sup> home, sold furnished  
5 BR, 4 BA • \$699,900 • MLS 106292



### Manteo, Cameron House Inn

Gorgeous, historic Arts & Crafts bungalow, 3,088 sf, renovated, huge yard w/pecan trees  
5 BR, 5.5 BA • \$690,000 • MLS 106187



### KDH, Ocean Acres

Custom built 2008 on corner lot, well-maintained 1,914 sf, landscaped, fenced backyard  
3 BR, 2.5 BA • \$359,900 • MLS 106285



### Nags Head Oceanfront Co-Ownership

Best priced oceanfront co-ownership! Own 5 weeks, remodeled kitchen, tastefully decorated  
4 BR, 3 BA • \$50,000 • MLS 104934



## Just a Sampling of Our Listings for Sale



### **The Currituck Club**

Ocean, sound & golf views from high elevation, quiet cul-de-sac, palatial interior, elevator, pool  
5 BR, 5.5 BA • \$849,000 • MLS 105336



### **The Village at Nags Head**

Exceptionally well maintained 1,768 sf, turnkey, move-in ready, updated kitchen, fireplace, hot tub  
4 BR, 2.5 BA • \$397,900 • MLS 106417



### **KDH, Croatan Shores**

Well maintained, 1,516 sf, 2 blocks from sound, dry entry, 3/4 fenced yard, new HVAC & septic  
4 BR, 2.5 BA • \$334,500 • MLS 106483



### **S. Nags Head, Semi-Oceanfront**

Ocean & sound views, 3,342 sf, beautifully decorated & maintained, proven rental machine  
7 BR, 5.5 BA • \$739,000 • MLS 106026



### **Duck, Osprey Ridge**

Sound views, 3,814 sf, beautifully furnished, every amenity, elevator, theater room, huge rentals  
7 BR, 7 BA, 2 PB • \$730,000 • MLS 103376



### **Nags Head, Villas Condo**

Best sound views in complex, 1,564 sf end unit, new flooring, HVAC, hot water heater, int. paint  
3 BR, 2.5 BA • \$375,000 • MLS 106551



### **KDH, btw the highways**

Walk to beach & restaurants, lovingly cared for, many updates incl. carpet, roof & pilings  
3 BR, 2 BA • \$349,000 • MLS 106567



### **Roanoke Island Soundfront**

Amazing sound views, meticulously maintained, dock, elec. boat lift, landscaped, bulkhead  
3 BR, 2.5 BA • \$599,900 • MLS 105479



### **KDH, Waters Edge**

Salt marsh view, 1,668 sf beautifully maintained, gated comm. has pool & marina, 5 min. to beach  
3 BR, 3 BA • \$344,950 • MLS 105275



### **Downtown Manteo**

Historic home, quality craftsmanship, 1,709 sf, expanded/updated 2015, guest cottage in rear  
3 BR, 3 BA • \$400,000 • MLS 106351



### **Nags Head Oceanfront**

Amazing views, 6,340 sf, elevator, theater rm, pool, exercise rm, \$240K rents, sister house listed  
11 BR, 10 BA, 2 PB • \$2,399,000 • MLS 104140



### **Nags Head Oceanfront**

Beautifully furnished & maintained, 5,000 sf, panoramic views, excellent rental revenue  
8 BR, 9.5 BA • \$1,845,000 • MLS 104579