

St. John Properties

Paradise by the week or for a lifetime...

Featuring Real Estate Market Updates
and Local News of St. John, USVI

SUMMER 2015

Staff Update

From Hawaii, Carolyn Nunes has recently joined our team of Realtors and currently manages the long-term rentals, as she builds up her inventory of listings and helps buyers find their perfect piece of paradise.



Carolyn Nunes

She worked in the beauty industry for 20 years and managed a construction company until she moved to St. John. Here, she worked as a guest relations manager, bar manager and vacation services coordinator at the Westin Resort. Carolyn is excited about her new career path, and spends her free time quilting and loving her dog Polu.

Message from BJ...

Welcome to the first ever (on St. John) bi-facial solar roof! This technology has been around for many years, but is just now making its way to Great Cruz Bay, having recently been installed at Moonlight Serenade. (see building blog at www.stjohnproperties.com/blog). The panels generate energy from direct sunlight hitting the top surface and then generate more energy from reflective or indirect sunlight on the underneath side. So, a 40-panel array can generate 8.6 kilowatts in just six hours of sunshine. The roof was engineered in South Carolina by Florian Solar Products (ask for Dave) and is expected to withstand 165 mph winds, although I'm hoping we never see those to test it! The aluminum box beam rafters and carrying beams come in long cardboard boxes with a bazillion other parts. I was able to lure one of Florian's best installers and his wife, Sam and Karen, to St. John to direct the assembly. So far, the roof is perfect—waterproof and from my point of view, beautiful. It allows about 15% of the light to pass through, so you feel like you are in a dappled glen somewhere they have dappled glens.



The Rotary Club of St. John has been active as usual this season. We sold orchids at Valentine's Day, then sold cake and fruit punch at the St. John Cancer Fund walk to 'Light up the Night.' Our small team raised \$1000. I walked with many friends I hadn't seen in a while, and some I just wanted to chat with. And even did one lap at a sprint with friend Curtis Penn, who walked and ran ALL night. Speaking of walking and jogging, I joined Patty and Geri as a last minute and untrained entry in Eight Tuff Miles this year. We kept each other company and maintained a decent pace the whole way. It felt great to cross the finish line. It felt less great the next day trying to go up and down stairs at Moonlight Serenade...

We are gearing up for Children's Carnival Village, a drug and alcohol free place for kids to play games, win gold pirate coins and redeem them for prizes. Later in the year we will host our signature event, Flavors—A Taste of St. John, to raise funds for our scholarship, school books and supplies programs.

Most exciting this year is the imminent arrival of tens of thousands of free books for our Virgin Islands kids. We are heading up this project and coordinating with all the clubs on St. Thomas and St. Croix to receive, sort and distribute these books to our kids.

Finally, my most important effort this year, through our Rotary Club, is to gather a coalition of interested and relevant folks to finally develop a vocational school on St. John. Imagine, if you will, a location with the school, a senior center, a youth center and the Animal Care Center. All working synergistically to help each other and do great things for the community.



Contact us anytime...

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BJ

B.J. Harris, Broker/Owner, St. John Properties

Feature Villa Rental

String of Pearls

Just steps away from the world-class Westin resort and a few minutes from dining and shopping in Cruz Bay, this beachfront gem is the perfect hideaway for a couple. The house is fully air-conditioned, with a well-equipped kitchen, stereo, satellite TV, and king-sized bed.



More Villa Rentals



Soleil

This two-bedroom condo can offer a king and a set of twins for a family, or two kings for two couples. Each bedroom has its own en suite bathroom. There are connecting doors with the veranda and lap pool, where views of tropical plants and the Caribbean waters await.

Harbor View

Perched above the town of Cruz Bay, the view from this charming one-bedroom, one-bath apartment is constantly changing. Fully equipped with a kitchen, a/c in the bedroom, large deck with lounge chairs, outside dining set, bar-b-que, and pool, Harbor View is the perfect home away from home.



Odessa

Situated near Cruz Bay—just a five-minute drive away—this affordable three-bedroom West Indian beach cottage has stone walls, arched windows, blue and white clapboard, and gingerbread trim. The house is surrounded by native tropical plantings and enjoys cooling trade winds all year. Whether in the hot tub, pool or hammock, you will be mesmerized by the sound and sight of azure Caribbean water.



For current rates and more photos... stjohnproperties.com

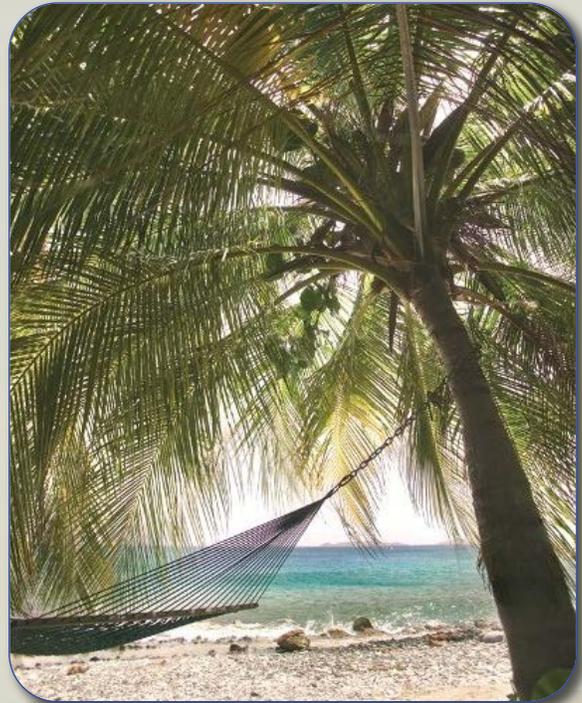
Properties For Sale

Vida De Mar

138A Chocolate Hole

Enjoy the best St. John has to offer at VIDA DE MAR—a stunning beachfront villa with a wonderful rental history for a solid investment as a vacation rental home. With ocean views from every window of the traditional great room, vaulted ceilings and a professional kitchen, Vida lends itself to large parties or intimate poolside entertaining, among mature, lush, native greenery with a warm Zen soaking tub. A hammock strung between palm trees on the beach, with sailboats floating by on the breeze and the waves ebbing and flowing in hypnotic rhythm, remind you that you are in paradise. VIDA DE MAR has five bedroom suites and a new 20KW solar panel system.

MLS 14-206 **\$2,649,000**



Maho Beach

Take advantage of this rare opportunity to live directly across from the beach, surrounded by V.I. National Park land. Maho is considered by many to be St. John's most beautiful beach. These privately owned parcels are perfectly located for sensitive and sensible development or for one of a kind Caribbean villas.

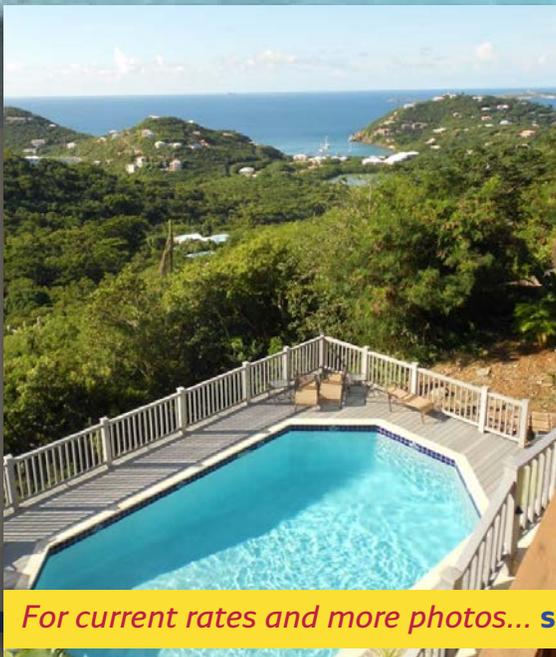
MLS 13-510 **\$5,500,000**



Upper Chocolate Hole

Perched high above the azure waters of the Caribbean, with sunrise to sunset views, this five-bedroom villa is the perfect place to retire. But then again, it's also the perfect vacation villa—with a huge pool and decks cascading down multiple levels, renters will feel both the privacy and opportunities afforded at every turn. Impeccably maintained, the house is turn-key ready to enjoy.

MLS 14-469 **\$1,350,000**



For current rates and more photos... stjohnproperties.com

More Island Properties for Sale



71-2 Fish Bay

Sol Inclination ... a fantastic villa on top of the world in secluded Skytop Estates. End of the road privacy, panoramic sunrise to sunset views, high end furnishings with beautiful pool and outdoor spaces.

MLS #14-368

\$2,950,000

Odessa

This classic St. John beach house sits above beautiful Hart Bay, with steps and path to the beach below. Boasting a pool and hot tub, it has been a successful vacation rental for many years. Cooling trade winds, native stone walls, and Caribbean décor all make this a wonderful place to call 'home' after snorkeling around the corner in Chocolate Hole, or shopping and dining five minutes away in Cruz Bay.

MLS #15-217 **\$1,350,000**



ST. JOHN REAL ESTATE MARKET WATCH

YEAR TO DATE FIGURES

	NUMBER SOLD	NUMBER PENDING	AVERAGE LIST PRICE	AVERAGE SOLD PRICE	MEDIAN SOLD PRICE	AVERAGE DAYS ON MARKET
Home Sales	12	24	\$2,021,792	\$1,093,000	\$1,110,500	326
Condo Sales	4	6	\$524,113	\$289,975	\$274,950	398
Land Sales	17	15	\$651,218	\$231,229	\$160,000	647

Information from the St. John Multiple Listing Service

***The Good News...* Home Sales and Prices Continue to Rise!**

For current rates and more photos... stjohnproperties.com