

# St. John Properties

*Paradise by the week or for a lifetime...*

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

SUMMER 2014

## Staff Update

**W**e recently welcomed four new members to the St. John Properties team. **Carishma Marsh** has quickly become our indispensable office assistant. She was born here and just graduated from the Seventh Day Adventist High School, with honors. We are proud that she plans to further her education in psychology and accounting at the University of the Virgin Islands.



Carishma Marsh

**Greg Murray** came to us from Vancouver, Washington, where he worked as a general contractor and briefly as a long-distance hauler to see the U.S. He brings a wealth of experience to our maintenance staff. **Gordon Hayward** signed on this spring, after working maintenance at Caneel Bay Resort. He originally hails from Cape Cod, where he owned his own construction company – Hayward Construction. Gordon came to St. John to experience working in a relaxed atmosphere which he greatly enjoys.



Greg Murray



Gordon Hayward

**Phillip Carroll**, brand new to the maintenance team, comes from Boston and has been on St. John since January.



Phillip Carroll

**Nellie Christie** will become Nellie Christie Thompson October 1st, with their 22-month-old daughter as flower girl. **Andretti Samuel's** son, Kevin, will celebrate his first birthday in November and is already practicing for the marathon. **B.J.'s** project, Moonlight Serenade, is almost finished and she is

looking for a 51' swan to put into the charter trade for all our guests to enjoy. She wants to be the captain on the sunset cruises in her dotage and just renewed her 500-ton U.S. Coast Guard Master Mariner license for the umpteenth time.

We are sad to say that **Cynthia Drawdy**, who was our maintenance supervisor, passed away

*Contact us anytime...*

- [stjohnproperties.com](http://stjohnproperties.com)
- [bj@stjohnproperties.com](mailto:bj@stjohnproperties.com)
- 800-283-1746
- 340-693-8485

unexpectedly in June. She was back in the States at the time and we will all miss her.

## Message from B.J...

**W**hat an exciting start we had this year! My term as 2014 National Association of Realtors Vice President for Region 5 (Florida, Georgia, Alabama, Mississippi, Puerto Rico and the VI) started with six state presidents, presidents-elect and association executives flying in for a leadership summit. We were delighted to welcome our NAR president and NAR chief economist as speakers and had two of the top National Green Real Estate instructors with us as well. St. John is a wonderful island destination, so everyone brought their significant others and we kicked the summit off with a sunset cruise, and then took a break from meetings for a boat trip to a totally off the grid home on Lovango Cay. After another day of sessions, we wrapped things up under tents with paper lanterns and tiki torches (solar, of course) at a tropical barbeque on the beach at String of Pearls, with live steel pan music, great food and wonderful fellowship. My goals were twofold: to create awareness of how humans are affecting the planet and how we Realtors can help by promoting green building and living; and to have everyone leave St. John convinced they could pick up the phone at any time and call each other for help or information. I think we succeeded! And everyone fell in love with St. John.



B.J. Harris, Founder

It's also exciting that the market has finally rebounded and people are buying homes, condos and land on St. John again. We are grateful for all the wonderful rental guests and stalwart buyers who kept us afloat during the tough years, and are loving the renewed activity and prosperity St. John is experiencing.

My own construction project, Moonlight Serenade, was the venue for the leadership summit and is approaching completion. What a delight to see my dream turn into reality—Oh! Isn't that our motto? "Turning Dreams Into Reality"—Yes, it's been our motto for over thirty years. Let us do it for you, too!

*BJ*

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



# Feature Rental of the Month

## Lidskjalf

Walk to three National Park beaches from this wonderful island home. Or pretend you are Christopher Columbus, looking at the untouched bays and hillsides from the deck of your ship. Or watch your favorite channel on satellite TV, while checking email and surfing the web.

Either way, enjoy the best of St. John in this three bedroom/four bathroom villa, with all the comforts of home. Expansive decks, picture perfect views and heavenly lounge chairs complement the huge great room and kitchen—oh sigh, where shall we sit and relax this time?



## More Villa Rentals



### Swogjan's Dragon

High on a ridge, facing the Trade Winds and looking all the way to Virgin Gorda, or turn 90° north, and look at Sandy Cay and Jost Van Dyke, you won't believe you are a mere 5-minute drive from one of St. John's most beautiful National Park beaches at Maho Bay. This breezy house is perfect for two families, with 2 king suites upstairs and a large bedroom on the lower level with 2 queens and a twin. A solar heated pool and large spa complete the magic.

### Villa Amerigo

Perched hundreds of feet above Caribbean waters, Villa Amerigo is a beautiful 2-bedroom home. Designer furnishings and stunning sunset views please the eye on multiple levels, whether basking in the golden glow of early evening or making the most of the large swimming pool and island Tiki bar. This villa has all the amenities of home, so much so that you might never leave!



### Captain's View

This 2-bedroom/2-bath villa on a hillside overlooking Cruz Bay is the perfect spot for watching the yachts and sailboats cruise in and out of the bay. Owned by a sea captain, the house features stunning sunset views across Pillsbury Sound to St. Thomas. A network of decks down to the pool level offers multiple opportunities for socializing or privacy; and a five minute walk down the hill takes you to world class dining and shopping.

For current rates and more photos... [stjohnproperties.com](http://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. Ten minutes from Cruz Bay, there exists another world. A world of ocean views from every window of the traditional great room, complete with vaulted ceilings and a professional kitchen. A world of large parties or intimate poolside entertaining, among mature, lush, native greenery or the warm Zen soaking tub. Enjoy the hammock strung between palm trees on the beach, with sailboats floating by on the breeze and the waves ebbing and flowing in hypnotic rhythm. VIDA DE MAR has 5 bedroom suites, stone showers with skylights, a new 20KW solar panel system for reduced utility usage, and a wonderful rental history for a solid investment should you choose to use it as a vacation home. VIDA DE MAR is the best of all worlds!



MLS 14-206 **\$3,100,000**



## 28-11 Calabash Boom

Located on a secluded hillside setting with a great deal of privacy and no nearby neighbors, these two villas have stunning views of the azure Caribbean waters. The setting is serene and lush with native plants. Lovely white sand beaches, including Salt Pond Bay, are just a short drive away, as are national park hiking trails. Restaurants, shops and water sports are all available within two miles in Coral Bay.

MLS 14-293 **\$2,400,00**



## St. John CALENDAR OF Events

**Aug 31.** Love City Triathlon

**Sept 1.** Reef Bay Hike (- \$30 per person) 9:30 to 3:30

**Sept 1.** Festival in Coral Bay

**Oct 18.** Animal Care Center Flea Market

**Nov 2.** Friends of the Park Paddle Board Race

**Nov 15- Dec 7.** Friends of the Park Online Auction. Visit [biddingforgood.com/friendsvinp](http://biddingforgood.com/friendsvinp)

**Nov 15-30.** Paradise Jam Basketball Tournament

**Nov 22.** Flavors – Taste of St. John

**Nov 30.** Coral Bay's Thanksgiving Regatta

**Dec 5.** Kimberly Bulon's Showing at the Market Place

**Dec 5-7.** St. Croix's Festival Kick Off

**3-2 Miland**  
 MLS 13-510  
**\$5,500,000**

Take advantage of this rare opportunity to live at the beach, surrounded by V.I. National Park land. Maho Bay 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.



**Great Commercial Opportunity**  
**13B Contant**

Perfect small spot for a small commercial enterprise. Close to town, beautiful sunset/ St. Thomas view. Gentle grade, ideal for yoga retreat, small boutique inn with restaurant. Quiet low traffic area.

MLS 13-80 **\$350,000**

**8-35 Emmaus**

Wonderful views of Coral Bay and beyond. Easy access, paved roads, breezy location in established Seagrape Hill subdivision. Downhill build makes this your perfect spot for your St. John dream home!

MLS 13-238 **\$139,000**



**7-3 Freemans Ground**

Fantastic views and easy access are the immediate features of this moderately sloped lot. Paved roads and the primary shared driveway are in place with electrical service readily available. All of this makes it easy to build your island dream home.

MLS 14-265 **\$239,900**

**ST. JOHN REAL ESTATE MARKET WATCH**

**CLOSED SALES COMPARISON : 5/1/12 - 5/1/13 VERSUS 5/1/13 - 5/1/14**

	5/1/12-5/1/13 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	5/1/13-5/1/14 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	PENDING TRANSACTIONS
Home Sales	37	568	\$800,000	45	383	\$850,000	11
Condo Sales	9	539	\$525,000	8	222	\$681,750	3
Land Sales	32	821	\$234,000	33	392	\$150,000	9

Information from the St. John Multiple Listing Service

\* The average sales price and the average days on market could be skewed greatly by only one sale or because of the small number of annual sales.

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