

St. John Properties

Paradise by the week or for a lifetime...

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

SPRING 2016

Message from BJ...

It's been a beautiful winter so far in the Virgin Islands. After five months of brain-parching drought, the rain finally returned. Many plants didn't make it, and we rued the day WAPA in its infinite wisdom, closed our highly efficient St. John reverse osmosis plants and started sending us water from their plants way down by the airport (through badly rusted pipes, no less!) Oh well, that's life in paradise.

We have some great new staff--Andretti moved into sales and Nemisy has taken her place in management with flair and a wonderful sense of humor. Our newest intern, Raven, is amazingly intelligent, mature and well-spoken. We will not want to let her go when it's college time.

The sales market seems to be steady, with exactly the same number of homes sold in the past year as in the 12 months before that (39). We have extraordinary land at Maho Bay for sale and are about to roll out a three large lot division to get that going. Pond Bay has finally sold, and the buyer says it will NOT be timeshares—hooray! Westin, however, is converting everything they can; and I'm keeping an eye on my property next to them to make sure they don't try to sell it, too. ☺

Work on Moonlight Serenade continues and the bathrooms all look absolutely fabulous. Friends are happy the rope light railings have been replaced by brass. I've applied for final inspections in order to obtain the Certificate of Occupancy and will then be able to connect the solar panels to WAPA's grid. That is, until the Tesla Powerwall arrives!

St. John Rotary asked me to serve again as president. I agreed to be a re-tred, but with the understanding that my board would have a majority of younger and newer members. That starts July 1st, and I'm looking forward to serving again.

Even more exciting is my goal of developing a community center with a vocational school, senior center, youth center, animal center and all the wonderful things that can grow around those groups. Since I'm not a gazillionaire,

I need any of you with ideas to help pull it together!

September found me in DC, burying my Mom and Dad at Arlington National Cemetery. (It's ok, they were both 95 and had been together for 70 years). Dad was a war hero and the ceremony could not have been more beautiful--marching band, six horse drawn caisson, riderless stallion, 21 gun salute and taps. Dad was military to the bone and felt strongly about war. He agreed with Dwight Eisenhower: "I hate war as only a soldier who has lived it can, only as one who has seen its brutality, its futility, its stupidity." Mom was an angel who loved everyone, everywhere. Au revoir, les amants.

Contact us anytime...

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B.J. Harris, Founder



BJ

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

Staff Update

Nemisy joined St. John Properties in the fall. She has an



Nemisy Jacob

Associate's degree in accounting and business management, her Bachelor's in business administration and marketing, and is currently pursuing a Master's degree in business administration at Ashford University. She has also completed various coursework in hospitality and computer and data entry. In her short time with St. John Properties, she has become an asset to the company by managing short term rentals.

Raven is a soon to be graduate of Ivanna Eudora Kean High School.



Raven Phillips

She joined our staff as our office assistant in the fall. She has been a resident of St. John for over five years, and plans to study psychology at the University of the Virgin Islands, and political science at American University respectively.



Magabe Calixte

Born in St. Lucia but a St. Johnian since he was a toddler, Magabe has worked in the hospitality industry for many years. He joined our staff back in December, spending time with his wonderful family, preserving the beauty of our rental properties, and working with both the fire department and St. John's emergency medical services. (a good friend to have)

Feature Villa Rental

Captain's View



With a spectacular view akin to standing at the bow of a ship, this two-bedroom villa overlooks Cruz Bay town, Pillsbury Sound, and St Thomas with its sunsets and twinkling lights in the distance. Just a short walk to the heart of town allows guests to enjoy that hot fudge brownie before the hike home.

CALENDAR OF EVENTS *on St. John*

- March 20** Prayer House of Faith Women's Conference
- March 26** Easter Egg Hunt
- March 26** St. John Blues Festival
- April 8** Sis Frank Concert Series: Sweet Plantain
- April 15** Sis Frank Concert Series: Victor Provost Quartet featuring Paquito D'Rivera
- April 19** Litter STOMP to National Park Earth Day
- April 22/23** Broadway Comes to St. John
- May 29** Friends of the Virgin Islands National Park's Beach to Beach Power Swim
- June 28** St. John Festival Village Opens
- June 29** St. John Rotary opens Children's Carnival Village
- August 7** Love City Triathlon



More Villa Rentals



Swogjan's Dragon

This "has it all" property offers stunning views of Coral Bay, the British Virgin Islands to the north and east all the way to Virgin Gorda. A four minute drive to the stunning beach at Maho Bay, a swim in the beautiful pool, or a soak in the hot tub under the stars will satisfy any water lover. With room to spread out, this three-bedroom villa is a gem.

Odessa

A three-bedroom St. John masterpiece with breathtaking views of Hart Bay, Odessa is a window into classic Caribbean life. Graced by the constant trade winds, every floor of this cascading hillside home offers a different island experience. The hideaway deck with hidden hammock, the pool and Jacuzzi deck and the three levels of cottage living all lead down to a secluded beach and the azure Caribbean waters.



OUR TEAM OF EXPERTS
CAN FIND YOU
THE PERFECT ST. JOHN
PROPERTY,
AND...

*Turn your dreams
into reality.*

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

Properties For Sale

3-2 Miland, Maho

These two rare development parcels are right across a small road from St. John's pristine Maho Bay beach. With National Park land (and the beach) on four sides, this land is heaven. Perfect for a magnificent single family home or small sensitive subdivision. More than six acres.

\$6,400,000 (MLS #13-511).



LET US
*Turn your
dreams
into reality!*

Odessa

187 Chocolate Hole, Cruz Bay

Not for the faint of heart, there are 63 steps down from the parking area to the house; but once you're there, you won't want to leave this charming island cottage. Features include a large pool deck with a hot tub for sundowners and watching the stars. With three bedrooms and three bathrooms, this could be a lovely home or continue as a successful vacation rental. Just steps away from the Caribbean Sea.

\$1,100,000 (MLS #15-217)



Vida de Mar

138A Chocolate Hole, Cruz Bay

Enjoy the best St. John has to offer. A stunning beach front villa with a world of ocean views from every window of the traditional great room. Complete with vaulted ceilings, five bedrooms and a professional kitchen. Perfect for entertaining, with a large pool and a Zen soaking tub among the mature, lush, native greenery. Vida has fabulous rental history.

\$2,495,000 (MLS #16-8)

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

More Island Properties for Sale



Bonville View

1-1-5 Grunwald, Cruz Bay

Lovely water views and large outdoor living spaces are available at Bonville View. This home features a hot tub overlooking the spectacular views, a pool and two rental apartments to boot. Fine construction will mean years of enjoyment with strong rental income downstairs.

\$850,000 (MLS #15-378)

12B Contant, Cruz Bay

This is a rare commercial parcel close to town with beautiful sunsets and the twinkling lights of St. Thomas to gaze at. The gentle grade is ideal for a restaurant, spa, mini hotel, or small collection of boutiques. A great spot for a yoga retreat in this quiet low traffic area.

\$330,000 (MLS #15-486)



60 Fish Bay, Reef Bay

Build your dream home in the well-established Estate Fish Bay neighborhood. With paved roads and a moderate slope, this parcel is very accessible. Spectacular views of Fish Bay, Ditleff Point and the open Caribbean waters complete the package. This large lot is priced to sell.

\$250,000 (MLS #15-497)

Alta Vista

10-9-10 Carolina, Coral Bay

Extraordinary top of the mountain home with sweeping 270-degree views. Enjoy the sunrises and sunsets with views of St. Thomas to the west, Jost van Dyke to the north and Virgin Gorda to the east. Or just lounge in luxury at this beautifully built home with custom coral details, expansive covered outdoor living spaces and two built-in fireplaces. Just fifteen minutes from Cruz Bay on paved Bordeaux Mountain Road.

\$1,890,000 (MLS #15-386)



ST. JOHN REAL ESTATE MARKET WATCH

DATE RANGES: 3/1/14 TO 3/1/15 COMPARED TO 3/1/15 TO 3/1/16

	3/1/14-3/1/15 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	3/1/15-3/1/16 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD ON MARKET	PEND- ING
Home Sales	38	314	\$833,500	34	343	\$964,500	18
Condo Sales	11	422	\$510,000	13	689	\$415,000	2
Land Sales	32	523	\$146,250	39	449	\$163,000	11

Information from the St. John Multiple Listing Service

***The Good News...* Home Prices Rose 15% Year to Year!**

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