

Village View

COROLLA TO NAGS HEAD TO COLUMBIA

SPRING 2023

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Ancient remnant dunes, maritime forests, ridges and valleys...

Discover the hidden Outer Banks

by Kip Tabb

It's a safe guess that most Outer Banks visitors are here for the spectacular beaches of this sandbar by the sea—the warm sun, the soft sand and cool refreshing waters of the Atlantic Ocean.

But there is so much more to the Outer Banks than the beach. Less than a mile from the surf there is a world of maritime forests filled with towering pine trees, ancient live oak and birds of every description. There's a lot to explore and more than we can list, but here are three great places to get started.

Buxton Woods

Buxton Woods is a remarkable and quite unique maritime forest. Located at the widest part of Hatteras Island between Buxton and Frisco, the forest exists at a point where semitropical and temperate zones converge. There are very few maritime forests anywhere quite like it.

This is as far north as the dwarf palmetto will grow, and they thrive in this environment. But the temperature is also ideal for temperate zone trees, and loblolly pine, red cedar and live oak are abundant throughout the reserve.

Access can be a little bit confusing and is somewhat limited. The easiest access is at Old Doctor's Road off NC 12 about a half mile south of Cape Hatteras Secondary

School. Located to the left or east side of the road, there is a small parking area with a map kiosk 20 yards or so from the highway.

There are a number of sandy dirt roads throughout Buxton Woods, making it perfect for a four-wheel drive tour. The

roads also offer an easy way to explore on foot.

The trails through the forest, though, are fascinating and worth the effort of hiking them.

At the end of Old Doctor's Road, Lookout Loop Trail is a moderately challenging but short hike. A couple of places on the trail look out over the ridges and valleys.

For a more challenging trail, check out the North Trail which is off Water Association Road. The trail climbs over relict (ancient remnant) dunes,

then plunges into valleys. The trail connects with quite a number of other Buxton Woods trails, making longer hikes very possible with this one.

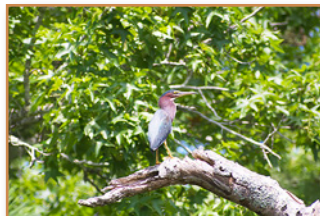
Nags Head Woods

There's a good possibility that at one point in time for any Nags Head Woods hiker on the Sweet Gum Trail the question will be asked, "Am I in the mountains?" Climbing steeply up the side of a series of relict sand dunes, the ridges are heavily forested with hardwood trees,

(continued on next panel)



Yellow-bellied sliders lined up and waiting for a snack at Sandy Run Park



Green heron perched in a tree at the impoundment pond circled by the ADA-compliant trail in Nags Head Woods

Discover the hidden Outer Banks (continued from previous panel)

giving the hard-packed dirt of the trail a distinctly alpine feel.

But in the distance, there is the ever-present sound of the ocean, and soon enough the trail descends to the forest floor where verdant marsh and beautiful freshwater ponds dominate.

For hikers looking for a more challenging hike, the combined Sweet Gum Swamp Trail and Blueberry Ridge Trail is a five-mile trek over a variety of terrain.

Most of the trails are much easier, though.

The Center Trail is a quarter-mile trail that is perfect for little legs. There is also a half-mile ADA-compliant trail that circles an impoundment teeming with yellow-bellied slider turtles and a regular home to green heron, great blue herons and great egrets.

A fascinating and fairly easy trail is the Roanoke Trail. The trail winds its way through what was once the Tillett family homestead and history markers lining the trail tell the story of the Tillett family.

The trails are strictly off limits for mountain bike riders, but Old Nags Head Road is a sand- and hard-packed dirt road that gives a little bit of a challenge in a beautiful setting.

There is a parking lot at Ocean Acres Drive that offers the best access to all of the trails of the preserve.

Sandy Run Park

Tucked away on the Woods Road in Kitty Hawk, Sandy Run Park may be the most beautiful small park on the Outer Banks. A Kitty Hawk Town Park, this little gem offers an extraordinary opportunity to experience the beauty and diversity of a maritime forest in a very easily navigated half mile loop trail.



Nesting osprey (probably the female) at Sandy Run Park



Dirt roads in Buxton Woods offer an easy but beautiful hike, or a wonderful 4WD experience

This park is ideal for anyone of any age.

Parents with toddlers—or even a bit older—looking for something that will

keep the kids fascinated for hours? Take some lettuce (preferred) or bread and drop pieces in the water and watch as the yellow-bellied sliders swarm to the food. If there is a huge turtle in the mix with a somewhat square shaped head, it's probably a snapping turtle. Snapping turtles are actually very gentle—just don't dangle your fingers in front of their mouths.

Spring to the end of September, there has been a nesting pair of osprey in one of the tall pine trees along the side closest to the Woods Road. Any time of the year, pay attention to the sounds of birds in the trees then look up a see if there is a palliated woodpecker around—they have a very loud caw, caw, caw cry.

Or maybe there's a red-winged blackbird in the reeds or perched on the branch of a dead tree. And in the waters, wading birds, great blue heron, great egrets and green heron are common.

There are also squirrels, an occasional raccoon, a nutria—an invasive, destructive rodent from South America—from time to time, and it is a habitat that muskrat would like, but none have been seen.

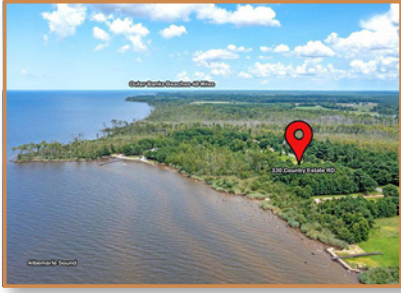
The park is also a catch and release fishing site. Another plus for the location.

Residential sales by town

Data obtained from OBAR MLS

Sales By Town	Q1 2022	Q1 2023	% + or -
Corolla	91	61	-33%
Duck	58	21	-64%
Southern Shores	34	20	-41%
Kitty Hawk	29	28	-3%
Colington	30	13	-57%
Kill Devil Hills	114	60	-47%
Nags Head	66	39	-41%
Hatteras	121	57	-53%
Roanoke Island	47	27	-43%
Currituck Mainland	50	47	-6%
Ocracoke Island	11	6	-45%

Just a Sampling of Our Listings for Sale



Columbia Soundfront Lot

Build your dream home, 1.26 acre, 100 ft wide lot, HOA maintains 2 soundside piers
58,410 sf • \$140,000 • MLS 119988



Ocracoke Island Harborfront

One of the most coveted locations on the island! Incredible views, 1,596 sf, many upgrades
4 BR, 2 BA • \$950,000 • MLS 121864



Colington Harbour Canalfront Lot

Double lot on cul-de-sac, bulkheaded, sound access, gated community w/extensive amenities
16,500 sf lot • \$320,000 • MLS 121797



S. Nags Head Oceanfront

Every amenity, 4,671 sf, many updates incl. siding, ext. paint, HVACs, pool, walkway to beach
10 BR, 7 BA, 2 PB • \$2,500,000 • MLS 118966



Ocracoke Island Historic Retail Shop

Albert Styron's 1920 store, large retail space, beautifully done studio apt, orig. woodwork
1 BR, 1 BA studio • \$525,000 • MLS 121288



KDH, Colington Harbour

Well-maintained, 1,940 sf, dry entry, 2 master suites, large bonus rm, storage, huge backyard
4 BR, 3.5 BA • \$545,000 • MLS 121603



Avon Semi-Soundfront Lot

Essentially soundfront, also canalfront, at the end of street, amazing sunset views
21,500 sf • \$199,950 • MLS 117898



Tyrrell Co., Columbia Lot

Residential .86-acre lot Country Estates, POA maintains 2 wooden walkways to water access
37,461 sf • \$25,000 • MLS 113816



Ocracoke Island Soundfront

Spectacular views, 1,610 sf, large lot, built 2017, marble/wood fl, geothermal heat/air, new septic
3 BR, 3 BR • \$1,400,000 • MLS 120327



KDH Commercial Lot

Commercially zoned, 50 ft height limit, 65% lot coverage, multi-family 18 units/acre, cent. sewer
43,008 sf • \$960,000 • MLS 121544



Ocracoke Island Inn & Marina

Popular inn plus 36-slip marina, retail shops, gas/diesel business, pool, bar/grill & house
37 rooms • \$6,400,000 • MLS 116868



Ocracoke Island, Oyster Creek Lot

Septic/water meter permits 3 BR, 2 BA home, views possible, lot is fenced, RV parking pad
6,543 sf lot • \$250,000 • MLS 121026

Just a Sampling of Our Listings for Sale



Ocracoke Island Retail Shop

In "downtown" with great vehicle/walk-in traffic, wood fl, vaulted/beams, ceiling fans
Retail 1,627 sf • \$599,000 • MLS 117158



Southern Shores

On high 32' ft dune ridge, 2,052 sf, easy beach access, two units on each level, immaculate
5 BR, 2 BA • \$749,500 • MLS 121546



The Village at Nags Head Lot

Potential golf/sound views in a lovely, well-kept neighborhood, mostly 2nd & primary homes
7,000 sf • \$210,000 • MLS 118881



Roanoke Island, Brakewood

Outstanding rental >\$62K, 2,434 sf, many updates, new furnishings & TVs, com. pool
4 BR, 2.5 BA • \$649,900 • MLS 119716



Mann's Harbor Soundfront Lot

Lots of opportunities, huge lot w/3 RV hook-ups, 30 & 50 amps ea., will drilled, no pump
\$325,000 • MLS 117036



Ocracoke Island, Live Oak Village Lot

New subdivision, 5,117 sf, easy walk to village, 4 BR septic permit/3 BR/2 BA water meter
5,117 sf • \$160,000 • MLS 112714



Nags Head Semi-Oceanfront Lot

Approved Cottage Court for 6 houses, 24 BR, across from Jennette's Pier, next to Sam & Omie's
34,000 sf • \$1,200,000 • MLS 120138



Nags Head Retail Shop

Life on a Sandbar shop, rated #1 in Trip Advisor, tremendous foot traffic at Jockey's Ridge
624 sf • \$359,000 • MLS 121235



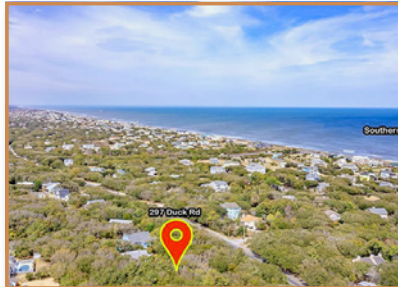
Ocracoke, The Castle on Silver Lake

Historic upscale B&B, widow's walk w/amazing views, antiques, pool, sauna, steam shower, dock
12 BR, 12 BA • \$2,900,000 • MLS 121555



Downtown Manteo

Large corner lot, 1,785 sf, recent renovations, landscaped, short walk to waterfront & shops
3 BR, 2 BA • \$495,000 • MLS 121776



Southern Shores Lot

Walk to beach access & near town of Duck, large lot in private, tranquil maritime forest
28,500 sf • \$295,000 • MLS 121784



Hatteras Island, Avon Soundfront Lot

Near Avon Village, at end of dead-end street.
Contact agent for further details
62,290 sf • \$159,900 • MLS 119037