

## **Charlottesville Real Estate Maxims Could be in Danger**

Charlottesville homeowners used to be able to rely on some real estate truisms that have been around forever. One of them was Mark Twain's, "Buy land; they're not making it anymore." Another came from homespun humorist Will Rogers: "I been buying ocean frontage because they aren't making any more of it!" You might think the old sayings would be around for a while longer, but last week there were two pieces of news that could put that in doubt.

Last Friday came the *CNBC* report about a pilot program to create communities that are "off the grid and on the ocean." It's called "*The Floating Island Project*." Its promoters envision a future with hundreds of new countries that float on the ocean. But Charlottesville residents who might dream of becoming "seasteaders" will have to wait a while before their own island country can be built and floated. Although *seasteading.org* points out that "*yesterday's science fiction is tomorrow's science fact*," in this case, *tomorrow* seems likely to arrive behind schedule.

The first island is slated to consist of twelve buoyant platforms floated in a French Polynesian lagoon. The 35' wide country will support homes, shops, community spaces, a number of tech startup business ventures—and its own government. But Charlottesville residents aiming to escape terra-bound property taxes would be wise to exercise caution, since the costs of construction seem to be in the optimistic stage, at "up to \$50 million." As *CNBC* says, the details are "in the works."

The second, less amusing exception to the Twain/Rogers truism is currently making headlines that are more prominent and a lot scarier. The land mass of Big Island Hawaii is demonstrating the millions-of-years-old volcanic process of gradually creating a new island. The newbie is named *Loihi* ("long" in Hawaiian). Mark Twain's observation about not making more real estate didn't specify a timeline, but it should remain apt for the near term. *Loihi* won't break the ocean's surface for about 50,000 years...

Fortunately, the reality for Charlottesville residents who are readying a residential move of their own can count on being able to list and sell a good deal more rapidly. Give me a call for a no-obligation discussion of what you can expect in today's market! For the time being, they're still not making any more land in Charlottesville.



**kw** | charlottesville

**SETH BATTON**

REALTOR, ABR®, e-PRO®, GREEN®

Born and raised in the Shenandoah Valley of Central Virginia, I love everything outdoors. Most of my free time is spent hiking, rock climbing, playing water sports, or cooking out on the back deck with friends. As a child, my parents built me with the core values of a southern gentleman. Trust starts with honesty and honesty builds integrity. I'm a technology guru! One of my favorite hobbies is restoring old homes in depressed neighborhoods to meet the needs of our generation today. My mission is to build a career worth having, a business worth owning, and a life worth living. Being GREEN® is more than just the resource efficiency of your home. It's a lifestyle choice! Let's discuss how to minimize your carbon footprint in everyday life by simplifying your daily commute, decreasing your household energy costs, and boosting the efficiency and sustainability of your daily routine!

I'm an Accredited Buyer's Representative (ABR®) with the National Association of Realtors. Which means I have extensive training to help walk you through the home buying process from start to finish. From lenders and home inspectors to mortgage agents and closing companies, together we will find the best home for your family's needs!

As an e-PRO®, I can show your home to over 500 million visitors today. And you don't even need to vacuum! Curb appeal isn't just about looking good from the street. It's about looking good from the digital highway!

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