

Sniff, Swirl, Sip and Savor

Once a year, Historic Beaufort explodes with flavor as the Beaufort Wine & Food Weekend welcomes celebrity chefs, winemakers and sommeliers to share their talents and expertise with the Crystal Coast. From April 27 to May 1, the Beaufort Wine & Food Weekend will showcase award-winning labels from select wineries and winemakers as well as irresistible food from local and regional celebrity chefs. The five-day charitable event, combining appreciation for wine and food with a drive to support worthy local organizations and culinary programs, has positioned itself as one of the area's premier tourism events.

demos. Winemaker dinners and historic home receptions allow for a more intimate evening with guest chefs and vintners as they present perfect pairings. The Celebrity Grand Gala gives a taste of the best as chefs compete to create a dish that truly complements the finest wines from participating winemakers. In between are seminars, challenges and tastings you don't want to miss.

During these event-packed five days, festival goers will have a chance to try wines from across the globe and break bread with noted winemakers and chefs at any of the 20 events making up the weekend. Among those



The 7th Annual Beaufort Wine & Food Weekend kicks off April 2 with a reception for featured artist Trisha Adams of Leesburg, Virginia. Trisha's contemporary impressionistic paintings will be on display at the Mattie King Davis Art Gallery on the Beaufort Historic Site during the months of April and May.

The Weekend itself begins with an opening reception welcoming many of this year's guest chefs and winemakers. The always-popular Vin de Mer Grand Tasting Village gives participants a chance to taste hundreds of wines, sample items from local restaurants and watch guest chefs give cooking

guests is award-winning chef and cookbook author Sara Foster, who owns and operates Foster's Market in Durham and Chapel Hill. Foster began her career as a chef for Martha Stewart's New York based catering company before opening her own in 1984. By the 1990s, she and her husband, Peter, had opened the Durham Foster's Market with much success, including a "Small Business of the Year" award. Foster's first cookbook, *The Foster's Market Cookbook: Favorite Recipes for Morning, Noon and Night*, won the Southeast Booksellers Association's "Cookbook of the Year" award for 2002. Her follow-ups, *Fresh*

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Determining the Value of a Home

By Marian Goetzinger, Pine Knoll Shores Realty



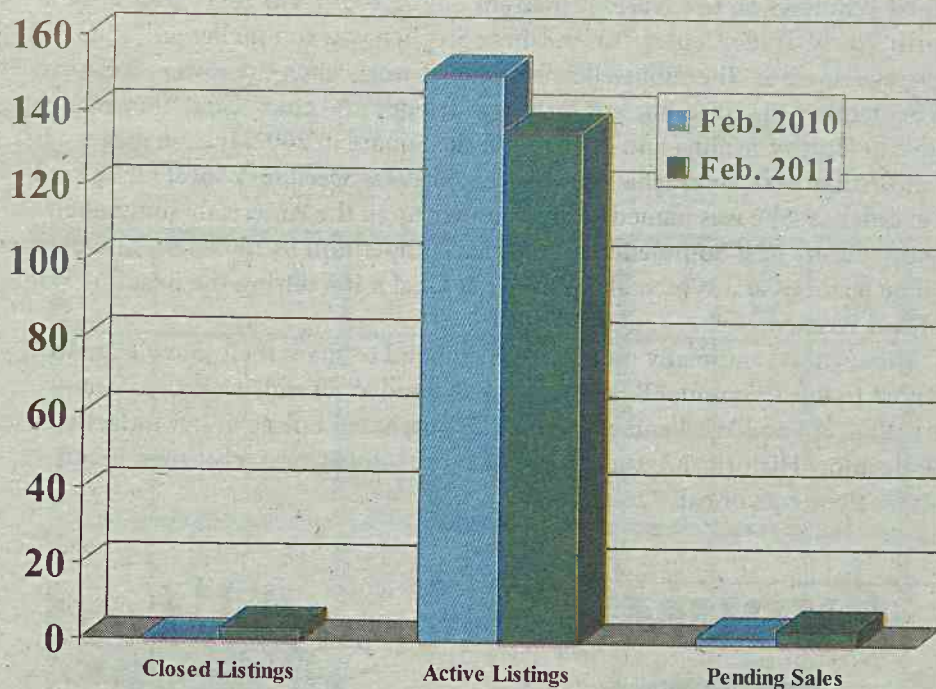
How do you determine the value of your home? In real estate there are two well-known fundamental truths:

1. Location, location, location.
2. A property is worth what a buyer is willing and able to pay.

Yes, we understand that a home has different values to different people and for different reasons, but when you want to sell your home, the only one that really matters is still the buyer. A property is worth what a buyer is willing and able to pay. It doesn't matter what you paid for the property or what you've added. It doesn't matter what you need to start the next lap of your life journey. It doesn't matter what your neighbor is asking for his home or what you could have gotten five years ago or one year ago.

If you examine the history of real estate, you can see that real estate appreciates over time. Occasionally, we experience false appreciation as we saw from 2001 until 2005. That type of "bubble" creates a false sense of what values are for homes. Eventually, the "bubble bursts," and a correction inevitably occurs, bringing us back to reality.

Buyers will pay no more than what they perceive as the market value. Lenders will only lend an amount based on market value. Any real estate agent can provide you with a CMA (Comparable Market Analysis) that will show you how recent sales determine the best price for your home.



February Market Report for Pine Knoll Shores

Provided by Amy M. Hahn

When Comparing closed listings from February 2010 vs. February 2011, Sales are up 300%. The number of Pending Sales has increased 100% year over year comparison. While there are still a great number of listings currently available, that number has dropped 10% over the previous year. The average sales price year to date is \$328,550 (down 35.15% from 2010), and the average List Price in 2011 (year to date) is \$571,071 (down 3.11% from 2010).