

THE REEF
STAR ROUTE 00864 TEAGUE BAY
CHRISTIANSTED, ST. CROIX
U.S. VIRGIN ISLANDS 00820

FACTS ABOUT
CONSTRUCTION AND FACILITIES

1. REEF villas are designed and built to exceed Miami Hurricane Code specifications, although this area seldom is bothered by such storms... three in the past 75 years...the last one in 1928.
2. The concrete block walls are reinforced by vertical steel rods and the blocks are filled with poured concrete.
3. Termite-proof 4" x 12" roof beams are tied down with steel rods running through the walls to the base of the foundation. Tops of the beams are covered with solid reinforced concrete to further anchor them in place and form the unique parapets.
4. Heavy 2" x 6" tongue in groove treated roof decking is used for floors and ceilings.
5. New flourocarbon blown urethane foam is used for roof covering because it provides a seamless, water resistant and fire retardant roof immune to rot. This material is then coated with Hypalon to provide further sealing and a pleasing texture and color.
6. All wood is specially treated to prevent dry rot and termite infestation.
7. The open, airy, island charm of each Reef villa is due in large part to the hinged, screened wood jalousies, which may be swung open to catch the cooling, tropic breezes and make the lovely view an actual part of each villa's interior decoration. The use of wood in these jalousies removes the almost daily necessity of washing windows when glass is used in an area enjoying constant sea breezes. For the same reason all jalousie hardware has been anodized.
8. Highest quality hardware of stainless steel and solid brass is used to insure long-lasting, maintenance-free operation.
9. Plumbing fixtures are top quality-line by Crane.
10. Floors are handsome, easy-to-care for, hard-set brick over concrete, except for the bedrooms which are carpeted wall-to-wall.
11. The General Electric 19.1 cu. ft. Frost-Free Refrigerator-Freezer has an automatic ice-maker. The G.E. Range has wide opening oven, automatic oven timer, clock, minute timer and appliance outlet plus a radiant heat

broiler. The G.E. Dishwasher has keyboard selection of 5 cycles. The G.E. Disposall is stainless steel, has automatic overload and safety Twistop motor control. There is an 8700 BTU G.E. Air Conditioner in each room.

12. The two-bedroom villas have a storage closet of approximately 185 cu. ft. just off the lower bedroom. There are twin closets in each bedroom, one of which may be locked to provide additional storage for the owner. One-bedroom villas have 115 cu. ft. owner storage closets.
13. The dual design objective in all Reef villas is to provide each owner a share of the gorgeous view our location affords and to provide each owner the maximum in privacy...and we're proud of the way this objective has been achieved! Group building of the villas provided construction economies which now enable us to offer a quality of construction, at the most competitive prices in the islands. All of this has been accomplished with an individuality not found in the usual "apartment type" condominium.
14. Precious rain water from the roofs of the villas is piped to a pond on the golf course and is used, along with the effluent from our sewage treatment plant, to irrigate the golf course. Water for individual use in each villa is desalinized. The Reef provides a 400,000 gallon storage tank hidden in the hills above the development. Gravity feed assures water at all times.
15. Utilities are installed underground to protect the beautiful view. Our maintenance staff live on the property.
16. Whether an owner is a golfer or not, our beautiful nine hole course (par 35) helps to provide a charming country club atmosphere, unique in the Virgin Islands. For the golfer-owner, the joys of his favorite sport are practically at his doorstep. The Reef course is irrigated, well trapped, and has challenging rolling greens, which we're told are some of the best in the islands. For those "aficionados" who seek the ultimate challenge of an eighteen hole championship course, beautiful Fountain Valley is less than an hour's drive away.
17. Two asphalt tennis courts are located next to the beach where food and refreshments are available. A guard is maintained to check and maintain the beach.
18. The 1200 ft. white sand beach is one of the best on St. Croix. It is coral free and protected by the reef from which we have taken our name.
19. A fresh-water pool and sunbathing deck overlook the project. A beautiful view of Teague Bay, the Caribbean, and Buck Island may be enjoyed from this vantage point.

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PRICE LIST

Section IV (Two Bedroom Villas)

1B	\$85,000	*11	Benner	*21	Hound Ears
*2	Ward	12X	\$75,000	22B	\$69,500
*3	Hamilton	13B	72,500	23B	\$77,500
*4	Mercuria Trans.	14A	\$72,500	24X	\$75,000
5B	\$85,000	*15	Grant	25B	\$75,000
*6	Demas	16A	\$72,500	26A	\$75,000
7X	\$85,000	17B	\$75,000	*27	Old Dominion
*8	Gilbert	18A	\$75,000	*28	Wells
9E	\$69,500	*19	Green	29B	\$75,000
10E	\$69,500	*20	Sheldon	*30	Marsellis & Massell

31X	\$75,000
*32	Moran
33X	\$75,000
34X	\$75,000
35X	\$75,000
36X	\$80,000
37A	\$80,000
38A	\$80,000
*39	Vinson
*40	Combs

41B	\$80,000
42B	\$80,000
43B	\$80,000
44B	\$80,000
45A	\$77,500
*46	Ellis
*47	Currier
48X	\$80,000
49X	\$80,000
50-51	Restaurant

*Villas Sold

A=6 place dining area
 X=free-standing villa (6 place)
 B=4 place dining area

3/1/72

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PRICE LIST

Section I (One Bedroom Villas)

1	\$55,000	*11	Shaut	21	\$42,500
2	\$55,000	12	Staff	22	\$42,500
*3	Wagner	13	Staff	23	\$42,500
4	\$55,000	14	Staff	24	\$42,500
5X	\$52,500	15	Staff	25	Staff
6X	\$49,500	16	Staff	26	Staff
*7	Ansonelli-Mazzei	17	\$45,000	*27	Walley
8	\$52,500	*18	Chesky	28	\$59,500
9	\$52,500	*19	Winfield	29	\$59,500
10	\$52,500	20X	\$43,000	*30	Combs
	31	\$59,500		41	\$47,500
	*32	Carlton		42	\$47,500
	33X	\$57,500		*43	Behrans
	*34	McNeil		44	\$45,000
	35X	\$55,500		45	\$43,500
	36X	\$55,000		46	\$43,500
	37	\$53,500		47	\$43,500
	38	\$52,500		48	\$42,500
	*39	Sherry		49	\$42,500
	40	\$49,500		50	\$42,500

*Villas sold - Section I

X indicates free-standing villa

3/1/72