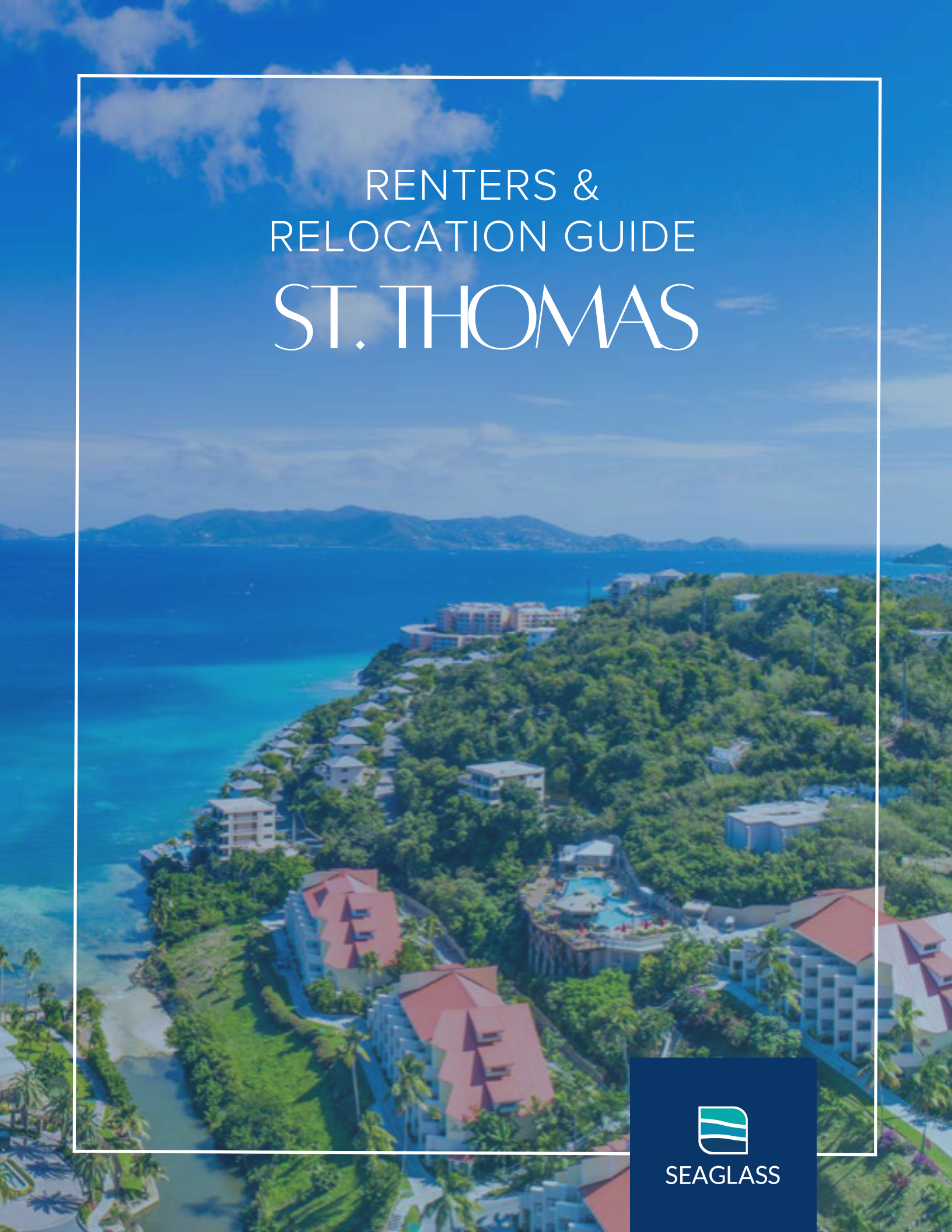


RENTERS & RELOCATION GUIDE

ST. THOMAS

SEAGLASS

Welcome to St. Thomas!

Moving to the US Virgin Islands — whether for a season or for good - is an adjustment, and a good one. There's a lot to learn: the rental market, the neighborhoods, the rhythm of island life.
We are here to help you find your footing, drawing on direct experience across St. Croix, St. Thomas, and St. John!



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Sea Glass Properties, St. Thomas
C: 340.626.0737
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Island Living

ST. THOMAS OVERVIEW

St. Thomas offers a desirable blend of comfort, convenience, and natural beauty that continues to entice people to make the move and call this enchanting island home. St. Thomas residents have an unparalleled quality of life, with access to beautiful beaches and endless outdoor recreation.

With approximately 42,000 residents, the island has a small-town feel and a strong sense of community. The practical benefits of living in St. Thomas, such as favorable tax policies and no additional residency requirements for U.S. citizens, make it an attractive option without compromising on quality of life.



St. Thomas boasts a rich cultural heritage and history that attracts people from all walks of life. From the remnants of colonial architecture to the colorful traditions of local festivals, the island is steeped in a diverse tapestry of cultures and influences. For history enthusiasts and those eager to immerse themselves in a vibrant community, St. Thomas offers a dynamic and enriching environment where past and present intertwine harmoniously. St. Thomas is also renowned for its vibrant calendar of events that showcase the island's rich culture, music, and heritage. From lively festivals and cultural celebrations to sporting events and art exhibitions, there's always something exciting happening on the island.



COST OF LIVING

Living in St. Thomas, St. John, and St. Croix is a little more expensive than on the mainland because all goods must be shipped to the islands. Gas prices, groceries, and other products can cost up to twice the price as in the states, and all items are not always readily available.



SCHOOLS

Public and private schools teach K-12 students on St. Thomas, St. John and St. Croix. Water Island does not have a school, so children travel to St. Thomas or are homeschooled. The University of the Virgin Islands has campuses on both St. Thomas and St. Croix.



CLIMATE & TIME

A subtropical climate brings warm, sunny days year-round with sea breezes off the hills. The island sits in the Atlantic Time Zone and skips Daylight Saving — even with the East Coast in summer, one hour ahead in winter.

SEAGLASS



THE AREAS

CHARLOTTE AMALIE & TOWN
THE HISTORIC CAPITAL AND HARBOR — WALKABLE, CENTRAL, AND CLOSE TO EVERYTHING. HILLSIDE NEIGHBORHOODS ABOVE TOWN DELIVER THE POSTCARD HARBOR VIEWS.

FRENCHMAN'S BAY & SOUTH SIDE
BOLONGO, CONTANT, AND LINDBERGH BAY — SOUTH-SHORE BREEZES, SUNSETS, AND QUICK ACCESS TO THE AIRPORT, HAVENSIGHT, AND TOWN.

LITTLE NORTHSIDE
SOLBERG, CARET BAY, AND HULL — QUIET, BREEZY HILLTOPS NEAR MOUNTAIN TOP, WITH SOME OF THE ISLAND'S BEST VALUE AND HARBOR PANORAMAS.

EAST END & RED HOOK
SMITH BAY, NAZARETH, AND FRYDENHOJ — BEACHES, SAPPHIRE AND COKI, RESTAURANTS, AND THE RED HOOK FERRY TO ST. JOHN. POPULAR WITH RENTERS WHO WANT THE WATER.

GREAT NORTHSIDE
MAHOGANY RUN, MAFOLIE, AND PETERBORG — GOLF, GATED COMPLEXES, SWEEPING NORTH-SHORE VIEWS, AND A SHORT DRIVE TO MAGENS BAY.

WEST END
FORTUNA, HOPE, AND SANTA MARIA — THE RURAL, RESIDENTIAL SIDE OF THE ISLAND, CALMER AND MORE AFFORDABLE, WITH BAYS AND QUIET ROADS.

Utilities
Power, water, and internet costs are higher in the Virgin Islands than most states. Electric rates are considered very high. If you are renting you can ask to see a bill to get a sense of what to expect. Some homes have solar panels and/or generators.

AIR CONDITIONING
Split A/C units are common in bedrooms and kitchens; whole-home central air is mostly a high-end feature. Trade winds do a lot of the cooling on hillside units.

WI-FI & CABLE
Included in some condos and homes, not all. When it isn't, VIYA, Liberty, and Broadband VI offer internet and TV; Starlink is increasingly popular for reliable service.

WATER
Most homes rely on a cistern that collects rainwater; some condos use reverse-osmosis or common water. Ask whether the water is filtered for drinking — many residents buy drinking water and use cistern water for everything else.

POOLS & AMENITIES
Most condo complexes include a community pool, and many bundle cable, water, generator, and grounds into the rent. Parking is typically off-street and assigned.

SEAGLASS

Relocating

Tips & Tricks

Familiarize yourself with the island's geography, neighborhoods, and local amenities to help you make informed decisions about where to live and how to navigate daily life.

Your Agent will help answer your questions and find property that fits your preferences. Our inventory is limited so knowing what your search preferences are the most important to you is helpful.

UNDERSTAND SHIPPING OPTIONS

Research shipping options and costs. Consider timing and logistics involved. Purge unnecessary items to minimize shipping costs and streamline the moving process.

SECURE HOUSING IN ADVANCE

Landlords will usually hold a property for about 4 weeks as long as you are willing to sign a lease and put down the deposit. If you have pets, we would recommend you start a bit earlier.

PREPARE FOR ISLAND LIVING

Be prepared for slower-paced days, limited access to certain goods and services, and the need to adapt to a new culture and environment. Everything can be shipped here, it just takes a bit longer than what you are used to. Amazon Subscribe and Save works great here but what used to take a few hours to get delivered, now take days. Anything you can't get in the mail, you can ship to Miami to a freight forwarder and they will ship it here, this will take about 2 weeks.

Patience and flexibility are essential as you settle into life in the U.S. Virgin Islands. Things tend to move at a more relaxed pace here—but that is all part of the island's charm!

PREPARE FOR CLIMATE AND NATURAL HAZARDS

Be prepared for occasional hurricanes and tropical storms, and have a plan in place for emergency preparedness and evacuation if necessary. We don't have storms often, but they do happen and you want to know the setup at your rental if it does.

GET INVOLVED IN THE COMMUNITY

Engage with the local community, and make an effort to meet new people. Join clubs, volunteer organizations, or community events to build connections and establish a sense of belonging in your new home.



WORKING

U.S. residents do not require any additional permits or visas.



SHOPPING

While there are many shopping areas, products are not always available on island and may need to be shipped via freight forwarders.



MOVING

Companies that specialize in shipping your household items and vehicles can help make the process easy to manage.



SERVICES

The island lifestyle moves a little slower than life in the U.S. Patience and a sense of humor can help you navigate your move to paradise.

SEAGLASS

St. Thomas Basics

Although the selection of goods is not as extensive as in the States, St. Thomas has quite a few places to do your shopping. The prices are typically higher than on the mainland because all products must be shipped to the island. Occasionally that can cause supply chain issues, and some products may be hard to find.

· **Moe's Fresh Market** is a chain of grocery stores with locations in Red Hook, Yacht Haven Grande, Charlotte Amalie, and the north side of the island. Moe's offers fresh produce, a butcher shop, a deli with salad bar, and an extensive selection of wine and liquor.

· **Food Center** is a full service grocery to the west of Red Hook on Route 32 with large selection of foods and beverages. It offers fresh produce, a butcher shop, and a deli.

· **Chelsea Drug Store** is a conveniently located drug store and pharmacy in Red Hook. The store has a good selection of over-the-counter drugs, toiletries, sunscreens and beach items.

• **Cost U Less** is a wholesale warehouse store with an enormous liquor and wine selection, fresh produce, groceries, dry goods, household and beach items. Many items are only sold in bulk.

• **PriceSmart** offers membership shopping and has a large selection of everything from groceries to appliances to housewares.

TRANSPORTATION

There are many car dealerships on St. Thomas that sell both new and used vehicles. New car prices include customs fees and shipping charges, so the sticker price is higher than in the states. Car rental companies often sell out of their fleet, it is worth calling around. Facebook Marketplace is a popular place for used cars too.

SAFARIS

Open-air safari buses run on main roads along specified routes. Short routes are $1 per person, and longer routes are $2.

TAXI SERVICES

There are multiple taxi companies on the islands.
The companies offer large passenger vans, cars and SUVs. Most drivers are well-versed on the territory's history and culture and are willing to provide island tours as well. Rates are regulated through the VI Taxi Cab Commission, ask for the rate before getting in.

CAR RENTALS

Rental cars are available at the St. Thomas airport from major brands. There are also local rental agencies on both St. John and St. Thomas. Reservations should be made in advance when possible during high season as companies can run out of available vehicles due to the large amount of tourists who visit the island in the winter months.

PASSENGER FERRIES

There are multiple ferry terminals on St. Thomas. The schedules between the terminals differ and are subject to change due to weather and special events.

The Red Hook terminal provides service to Cruz Bay in St. John and to locations in the British Virgin Islands. The trip from Red Hook to Cruz Bay takes approximately 15 minutes.
The Crown Bay terminal offers limited service to Cruz Bay, which takes around 30 minutes. It also offers the only ferry to Water Island. The Water Island ferry is a small vessel that runs on a two hour schedule.
Routes from Charlotte Amalie run to destinations in the British Virgin Islands, as well as to St. Croix.
Schedules and contact information for ferry companies can be found on vinow.com .

CAR FERRY

Daily service from Red Hook to Cruz Bay is offered for cars and trucks. The car barges are operated by more than one company, so if you buy a ticket with one company, you can't use the return ticket on a different one. There is also a port fee that is collected by the VI government. Be sure to check the return times, as the car barges don't typically run after dark.

Recommended List of Service Providers

Depending on your lease terms, your Landlord is usually responsible for fixing items.

CLEANERS

David Ogiste
Three Kings Cleaning Service
340-642-1084

Fernell Smile Cleaning Service
340-201-0131

Coastal Cleaning Solutions
coastalcleaningsollc@gmail.com
207-749-7782

AC INSTALLATION & SERVICE

Chris Fielder
Vulcan Appliance & Repair
340-474-5994

Justin Riley
cool@sttaircon.com
Michael Soeffing
340-513-2170

LANDSCAPING

Tracie Bryan
Artistic Gardens
31-664-4499
artisticgardensvi@gmail.com

APPLIANCE REPAIR

Jamco
340-473-8770

ELECTRICIANS

Stan Philbert
340-244-5083

Bernard Paul
407-406-1165

Riley Electric
340-643-1498

PLUMBERS

Wesley Ledee
340-998-1159 Sleeps Plumbing
340-771-8677

SHIPPING FREIGHT/ CARS

VI Cargo
VICARGO.COM · MIAMI
305.863.0081

PARADISE FREIGHT
ParadiseFreight.com
340.713.0033

Blue Ocean Freight
SHIPBLUEOCEAN.COM
305.428.2735 (popular for cars)

MAIL & PO BOXES

Most homes don't get mail delivery, so residents use a Post Office box or a private mailbox service. Apply online, then bring two forms of ID (one with a photo) to your chosen branch. Bring your lease if you have one.

Branches include: Charlotte Amalie (Main), Sugar Estate, Tutu Park, and Red Hook. Private services such as Mail Boxes & More offer an easy alternative setup.

Red Hook Mail Services

6501 Red Hook Plaza, Suite 201
St. Thomas, VI 00802
Phone: (340) 779-1890

https://www.usps.com/manage/po-boxes.htm Enter St. Thomas, VI 00802 to see available locations, box sizes, and prices.

INTERNET & PHONE

VIYA and Liberty provide internet, cable, and phone; Starlink is popular for reliability. Many stateside mobile plans work here too.

Some rentals include wifi.

Healthcare

ROY LESTER SCHNEIDER HOSPITAL
340.776.8311 · 9048 SUGAR ESTATE, ST. THOMAS
THE ISLAND'S ACUTE-CARE HOSPITAL WITH 24/7 EMERGENCY



DOCTORS & URGENT CARE
RED HOOK FAMILY PRACTICE
340.775.2303
OFFERS PRIMARY CARE, URGENT VISITS, ROUTINE PHYSICALS, WOMEN'S AND MEN'S HEALTH, VACCINATIONS AND SOME WALK-IN APPOINTMENTS.

DR CAROLYN JONES-FAMILY MEDICINE
4001 DOROTHY LOCKHART DRIVE
340-774-2331
DR. JONES IS A BOARD-CERTIFIED FAMILY PHYSICIAN WITH STRONG PATIENT RATINGS AND MORE THAN 30 YEARS OF MEDICAL EXPERIENCE.



AMBULATORY CARE CLINIC
9053 ESTATE THOMAS, SUITE 106, ROYAL PALM PROFESSIONAL BUILDING
340-777-6423
PROVIDES PRIMARY CARE, PHYSICALS, BLOOD TESTING, MEDICATION MANAGEMENT, TREATMENT OF MINOR INJURIES AND HOME VISITS FOR SOME PATIENTS.

DENTISTS
ST. THOMAS DENTAL | 340.776.0333

DENTAL 360 | 340.775.1826 · RAPHUNE HILL

CONNOR DENTAL CENTER | 340.776.0030 · ESTATE THOMAS

VI ORAL SURGERY | 340.777.5950 · ESTATE THOMAS



PHARMACIES

WALGREENS— ANNA'S RETREAT | 340.777.9255

DOCTORS CHOICE — WHEATLEY CENTER | 340.777.1400 · ALSO SUBBASE 340.774.9825

DRUG FARM PHARMACY, LOCKHART GARDEN | 340.776.7098

CHELSEA DRUG STORE, RED HOOK | 340-776-8300





PRIVATE & PAROCHIAL SCHOOLS

Antilles School — Independent college-preparatory school, early learning through Grade 12
Frenchman's Bay | 340-776-1600

Virgin Islands Montessori School & Peter Gruber International Academy (VIMSIA)
Montessori and International Baccalaureate programs, toddler through Grade 12
Vessup Bay | 340-775-6360

All Saints Cathedral School — Episcopal college-preparatory school, Junior Kindergarten through Grade 12
Charlotte Amalie | 340-774-0231

Sts. Peter & Paul Catholic School — Catholic school, Pre-K through Grade 12
Charlotte Amalie | 340-774-2199

VI Dept. of Education
vide.vi · public-school enrollment

GYMS & FITNESS CENTERS — ST. THOMAS

Abounader Fitness
Phone: 703-447-8842
Website: abounaderfitness.com
Locations in Havensight and East End.

Synergy Fitness & Wellness Center
Phone: 340-714-2348
Website: synergyvi.com
East End Plaza, Red Hook.

Rock Life CrossFit
Phone: 340-201-5112
Website: Rock Life CrossFit
1000 Beltjen Road, Suite 2.

UVI Wellness Center
Phone: 340-693-1075
Website: uvi.edu/wellness-center
University of the Virgin Islands, St. Thomas campus.

Be Active Daily Fitness
Phone: 678-787-5885
Website: badfitnessllc.com
St. Thomas.

Tennis & Pickleball — St. Thomas

St. Thomas Yacht Club
Tennis and pickleball courts; membership is generally required.
Phone: 340-775-6320
Tennis Director: 203-565-9592
Website: stthomasyachtclub.org/court-sports

Flamboyan Pool & Tennis Club
Lighted tennis courts with club memberships. Call to confirm current membership availability and pricing.
Phone: 340-777-6000
Tennis Coach: 540-538-0237
Website: fbrvi.com/flamboyan-offers-pool-tennis-club-membership

St. Thomas and St. John

RESTAURANT *Guide*






SEAGLASS

St. Thomas RESTAURANT Guide

Fine Dining & Upscale Restaurants - Call for reservations

Oceana Restaurant & Bistro
Phone: 340-774-4262 | Website: https://www.oceanavi.com
Location: #8 Honduras, Villa Olga, Frenchtown (Oceana Restaurant & Bistro)

PRIME at Paradise Point
Phone: 340-690-2191 | Website: https://www.primeusvi.com
Location: Paradise Point, Estate Thomas (Prime Hospitality VI)

Old Stone Farmhouse
Phone: 340-725-6279 | Website: https://www.oldstonefarmhouse.net
Location: Mahogany Run (Old Stone Farmhouse)

Lavalette's at Hotel 1829
Phone: 833-843-1829 | Website: https://www.hotel1829vi.com/lavalettes-restaurant-menus
Location: 30 Kongens Gade, Charlotte Amalie (Hotel1829)

Cuvée Restaurant & Wine Bar
Phone: 340-203-5426 | Website: https://www.cuveevi.com
Location: 24A Honduras, Frenchtown (Cuvee)

3 Palms
Phone: 340-643-3429 | Website: https://3palmsvi.com
Location: 6100 Red Hook Quarters, American Yacht Harbor, Red Hook (3 Palms)

SeaSalt
Phone: 340-714-7874 | Website: https://www.seasaltvi.com
Location: Sapphire Beach Club, 16-1-10 Estate Nazareth (SeaSalt Restaurant)

The Easterly
Phone: 340-714-1000 | Website: https://www.theeasterlystthomas.com
Location: 6100 Red Hook Quarter, Suite GS-1, Red Hook (The Easterly)
Reservations are recommended, particularly during the winter season and on weekends.

Caribbean Fish Market
Phone: 340-714-7874 | Website: https://www.caribbeanfishmarketvi.com
Location: Elysian Beach Resort, 6800 Nazareth Road, Cowpet Bay, St. Thomas

St. John RESTAURANT *Guide*

ST. JOHN FINE DINING RESTAURANTS

Extra Virgin Bistro
Phone: 340-715-1864
Website: www.extravirginbistro.com
Location: Cruz Bay, St. John

The Terrace
Phone: 340-779-8550
Website: www.theterracestjohn.com
Location: Cruz Bay waterfront, St. John

La Tapa Plage
Phone: 340-693-7755
Website: www.latapastjohn.com
Location: Wharfside Village beachfront, Cruz Bay

Morgan's Mango
Phone: 340-693-8141
Website: www.morgansmango.com
Location: 18 First Street, Cruz Bay

Ocean 362
Phone: 340-776-0001
Website: www.ocean362.com
Location: Gallows Point Resort, 3AAA Gallows Point Road, Cruz Bay

18°64° The Restaurant
Phone: 340-774-1864
Website: www.1864therestaurant.com
Location: Mongoose Junction, Cruz Bay

Take the ferry from Red Hook and enjoy dinner on St. John! Just a 15 minute ferry ride.

Island Living



ST. JOHN
Lime Out
Phone: 340-643-5333
Website: www.limeoutvi.com
Location: Floating in Coral Bay Harbor, St. John
What Makes It Special: A floating taco bar accessible by boat, with handcrafted cocktails, tacos and floating seats where guests can eat and relax in the water. It is one of St. John's most distinctive dining experiences.

Lime Out St. Thomas
Phone: 340-209-3777
Website: www.limeoutvi.com
Location: Lindbergh Bay, West End, St. Thomas — accessible by boat only



ST. THOMAS
The Shack at Hull Bay
Phone: 340-244-5957
Website: www.theshackhullbay.com
Location: 9-1 Estate Hull Bay, Northside, St. Thomas
What Makes It Special: A relaxed, open-air neighborhood restaurant directly across from Hull Bay Beach. Known for tacos, rotating frozen drinks, live events and an authentic Northside beach-and-surf atmosphere.



St. John
The Windmill Bar
Phone/Text: 912-657-2564
Website: www.windmillbar.com
Location: 17A Estate Susannaberg, St. John
What Makes It Special: Set beside historic windmill ruins high above the island, this casual bar offers panoramic views, spectacular sunsets, island food, cocktails and regular live music.