



Lewes Real Estate News from

The Lee Ann
Wilkinson
Group

FALL 2015



Seeking Balance

Moving to the beach is a “sea change” in more ways than one. Lewes and our other beach towns have been drawing people for hundreds of years to the ocean, the natural environment, and increasingly the business and low tax/retirement environments. Many folks move away from urban areas with high population density and every retail option imaginable to enjoy a slower pace and open spaces. Our very way of life continues to welcome more visitors and an ever-increasing number of full-time residents. Let’s face it: Lewes is a great place to live! It presents a paradox, however, when our growth trend drives the need to strike a balance between the forces of development and preservation of the attributes that draw us here.

Most of us are familiar with the discussions and meetings about managing growth in our area. The prospect of accommodating our population growth and changing our familiar natural landscape – whether residentially, culturally or commercially – is a complex issue to debate.

Is some growth acceptable while other development is not? Does one project take priority over another? Are some retail stores and community projects more attractive than others? Also at the core of the issue are the considerations of private property rights, local infrastructure limitations, and natural conservation. Basically, we need to take a managed approach to our local quality of life.

Clearly, there is not a ‘one size fits all’ litmus test for rezoning and development in Sussex County. Some people contend that more people generate more demand for infrastructure upgrades and development to support modern lifestyles; while others counter that growth and expansion of infrastructure just leads to more of the same. No matter what side of the debate you are on for any given proposal, the best way to enact change that represents the true interests of the community, and encourage a comprehensive and balanced analysis of each project, is for citizens to make our viewpoints known.

In short, go to the meetings!

Here are a few major rezoning initiatives on our local Sussex County government radar:

- **Overbrook Town Center** – 114-acre parcel along Route 1 across from Cave Neck Road for an 850,000 square-foot shopping complex.
- **Gills Neck Village Center** – 36.5 acres for a 215,000 square foot shopping center, 10.0 acres for a multicultural/museum, and 19.0 acres for a YMCA on Kings Highway near the entrance to Downtown Lewes.
- **Reserves at Nassau, Phase 2** – residential development on the parcel located near Route 1 behind the Dutch Acres community and adjacent to the Villages of Five Points.

Additionally, under consideration within The City of Lewes:

- **Highland Heights** - a 34-lot residential subdivision on 18.34-acres within a 54-acre woodland area west of Lewes’ historic district. A citizens group called “Save a Lewes Legacy” is acquiring 501c3 status as the Lewes Land Preservation Foundation to raise funds through corporate, organizational and personal donations to buy the land and preserve it as a teaching forest and promote environmental stewardship in honor of the late Beau Biden.
- **City of Lewes-owned Lots** – The City’s Property Review Ad Hoc Committee is evaluating the liquidation of City assets in the form of “paper streets,” lots that appear on maps, particularly on Lewes Beach, but that have historically been used as public space or maintained by residents. The Committee is evaluating the inventory of lots and making recommendations as to whether or not properties should be sold for uses to be determined.

These examples certainly do not represent all of the different rezoning requests and land use discussions in our area. Most locals have heard about these issues and have been following the debates in *The Cape Gazette*. Moreover, the Public Comment periods and Public Hearings are key opportunities to actually influence the outcomes of these discussions. No matter which position you take in any or all of these proposals, I’d encourage your feedback at both the county and city levels to help balance the decisions that are shaping the future of Lewes.

A Look At The Market

Date Sold	Sale Price	318 Chestnut Street, In-town Lewes
1995	\$80,000	
2006	\$485,000 – 506% change	
2015	\$599,000 – 23.5% change	
Total change from 1995 at \$80,000 to 2015 at \$599,000 = 648% increase		



Lewes Properties For Sale



**140 Washington Avenue
Historic Lewes
\$389,900**
Private, In-town Duplex
Open Floorplan, Large Screened Porch



**707 Savannah Road
In-town Lewes
\$499,900**
Charming & Prime Downtown Opportunity
Zoned Residential/Limited Commercial



**137B Madison Avenue
Historic Lewes
\$429,900**
Quaint, Historic Duplex
Fantastic Porches & Outdoor Spaces



**108 E. Wild Rabbit Run
Covey Creek
\$499,000**
Spacious, 1st & 2nd Floor Masters
Enclosed Porch, Beautiful Yard



**208 Midland Avenue
Lewes Beach
\$699,900**
Beach Getaway & Investment
Guest Cottage with Kitchen/Bath



**35217 Pilotboat Drive
Breakwater
\$499,900**
Stunning, Contemporary Duplex
Barely Lived-in, Model Perfect



**6 Lewes Avenue
Lewes Beach
\$559,900**
Classic Beach House
Invest! Strong Rental History



**403 Ocean View Boulevard
Pilottown Village
\$599,900**
Spacious, Meticulous Details
Extensive Upgrades, Trex Decking



**115B Schley Avenue
In-town Lewes
\$649,900**
New Construction, Coffin Builders
Option to Customize!



**215 Grey Plover Court
Angler's Nest
\$689,900**
New In-town Community
Separate/Attached Guest Suite



**219 Grey Plover Court
Angler's Nest
\$749,900**
Historic Clare House, Rich History &
Character, Modern Amenities



**115 East Fourth Street
Historic Lewes
\$799,900**
Impeccable In-town Treasure
Stylish Interior, Garden Tour Favorite



**425 Park Avenue
In-town Lewes
\$849,900**
Move-in Ready, Spacious
Contemporary, Recent Upgrades



**115 Rodney Avenue
In-town Lewes
\$869,900**
Luxury Oasis, Tons of Extras Inside
In-ground Pool, Amazing Outdoor Living



**16675 Blue Marlin Court
Wolfe Pointe
\$799,900**
Luxury Neighborhood Living
1st & 2nd Floor Master, Tasteful Upgrades



**1305 Cedar Street
Lewes Beach
\$919,900**
Catalina Living, Lewes Style! New
Schell Construction, Upgrades Abound



**23 Shipcarpenter Square
In-town Lewes
\$1,100,000**
Remarkable Renovation, Charm
First-floor Master, Exposed Brick



**106 Breakwater Reach
Cape Shores
\$2,295,000**
Bayfront, Unmatched Water Views
Entertainer's Paradise, Multiple Decks



**8 Lewes Avenue
Lewes Beach
\$1,495,000**
Impressive Style, Design Details
\$80-100,000 Rental Income Potential



**1803 Cedar Street
Lewes Beach
\$779,900**
Classic Lewes Beach House
Sunset Views, Attached Garage

Homes Recently Sold by The Lee Ann Wilkinson Group



640 PILOTTOWN ROAD



314 A&B CHESTNUT STREET



228 SECOND STREET



124 GILLS NECK ROAD



15 SUSSEX DRIVE



35580 PEREGRINE ROAD



16938 BLACK MARLIN CIRCLE



3 HENLOPEN GARDENS



404 E. SAVANNAH ROAD



1108 BAY AVENUE



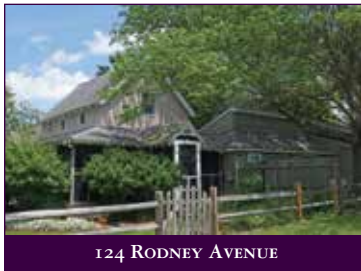
8 RHODE ISLAND AVENUE



38 SHIPCARPENTER SQUARE



411 KINGS HIGHWAY



124 RODNEY AVENUE



1303 CEDAR STREET



33217 W. EDGEMOOR STREET



222 MARINA DRIVE



208 ANGLERS ROAD



218 W. CAPE SHORES DRIVE



16389 SNOOK COURT



133 EAST QUAIL TRAIL



8 BREAKWATER STREET



35083 ZWAANENDAEL AVENUE



43 PILOT POINT

CANAL PLACE

at Lewes

LUXURY TOWNHOMES
FROM THE HIGH \$400s



The
*Lee Ann
Wilkinson*
Group

302.645.6664

www.LeeAnnGroup.com

www.MyEvergreeneHome.com



Dreaming of Lewes Beach?

Think Canal Place at Lewes!

Call us today and find out more.

Quick Reference – Meeting Times and Contacts

Sussex County Council

2 The Circle, Georgetown

Meets 2nd & 3rd Tuesday 10:00 a.m.

www.sussexcountyde.gov/county-council

Sussex County Planning & Zoning

2 The Circle, Georgetown

Meets 2nd Thursday at 6:00 p.m.

www.sussexcountyde.gov/planning-zoning-commission

Lewes Mayor & City Council

Council Chambers, City Hall

Meets 2nd Monday 7:00 p.m.

www.ci.lewes.de.us/

Greater Lewes Foundation

www.greaterlewesfoundation.org/

Lewes Partnership for Managing Growth (LPMG)

<http://>

lewespartnershipformanaginggrowth.com/

Know-OTC (Overbrook Town Center)

www.know-otc.org/

Gills Neck Village Center

www.gillsneck.com

Save A Lewes Legacy (Fourth Street Forest)

P.O. Box 58, Lewes, DE

sall.lewes@gmail.com

The Lee Ann Wilkinson Group ranked #8 out of over 35,000 sales groups in the Berkshire Hathaway HomeServices networks nationwide in 2014 and has ranked #1 in sales in Sussex County for the past 15 years. (*According to statistics taken from the Sussex County Association of REALTORS® Multiple Listing Service).

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