



# Lewes Real Estate News

FALL / WINTER 2018

from *The Lee Ann Wilkinson Group*



## OUR SECOND SEASON

Welcome, fall! It truly is our “second season” at the beach. I hope you enjoy the still-sunny weather, amazing sunsets, festivals, and restaurant specials! While I love summer most of all, fall is a very close second. Historically, fall is also a very busy season in real estate – and this year is no exception. This newsletter gives you a glance at the beach real estate market, both in terms of what is for sale now and the list prices, as well as a sample of what sold over the past six months and sale prices.

Last year was our ‘best year yet’ in terms of the number of sales (369!), which was truly mind-boggling. So far, 2018 is shaping up to be on par/slightly more brisk than 2016, which was at that time our ‘best year yet.’ This year is more indicative of steady market growth based on 2016’s results, as 2017 was a (welcome) anomaly!

To give you an idea of current trends shaping this year’s results, which of course represent results for sellers and buyers, we have sold 251 properties so far this year. There is relatively low available inventory in downtown Lewes and on Lewes Beach, so well-priced properties sell quickly. We have also seen several multiple offer situations this summer and fall on desirable, in-town and Lewes Beach homes.

Also competing in the market mix is a new construction/new community boom. If buyers cannot find a move-in ready home, they often look to new construction – and they do not have to look far.

Here is a sample of what is available and on the horizon/still under review in and adjacent to Lewes:

- **Admirals Chase** - Evergreene Homes has been approved for rezoning of a 7-acre parcel on Gills Neck Road to allow multi-family housing/24 duplexes in 12 buildings with a community pool and clubhouse. The parcel is next to Breakwater and borders Showfield at the rear.
- **“The Brittingham Property”** - A 30-acre field on New Road on the other side of Canary Creek is under consideration for annexation. A public hearing was held October 30 and the City seems to be favorably considering annexation.
- **Fishers Cove** – Proposed 18-home subdivision on 12 acres behind Rodney Avenue with lot sizes varying from 11,000 to 34,500 square feet (with most about one-third acre) as well as four open space areas totaling about 2.22 acres, including two wetland areas and one area fronting the Lewes-Rehoboth Canal available for use by community residents.
- **Governors** – Currently Schell’s fastest-selling neighborhood will have 423 total homes, including 287 single-family homes and 136 townhomes on 118 acres with 76 acres of open space. Sales to date: 55 single-family and 29 townhomes.
- **Groome Church parcel on New Road** – under consideration for 293 single-family lots on the 134 acres, however, there are historic/cultural considerations as well as DeDOT requirements still factoring into this plan.

- **Kings Highway senior-living facility** - Yet to be named this 3-story, 220-000 square foot facility will be built by Ocean Atlantic and Vantage Point Retirement Services LLC and will offer 80 independent-living units, 63 assisted-living units, and 63 memory care units on a 9.34-acre parcel.
- **Mariners’ Retreat** - Custom single family home community located along 4th Street in downtown Lewes. The community offers 34 homesites. Site work is being completed and construction should start in early 2019.
- **Mitchell Farm** - At the corner of Gills Neck Road and Kings Highway the developer plans 362 single family homes and medical buildings. The medical buildings would be in addition to one already approved by the County.
- **Showfield II** - The second phase of Showfield will have 129 single-family homes on 80.6 acres, divided into a west parcel of 86 units and an east parcel of 43, divided by wetlands and a different parcel. It is an expansion of the adjacent 166-lot development now under construction.

If you have questions about what is coming on the market or if you are considering selling your home, please feel free to give us a call at The Lee Ann Wilkinson Group. While holidays are approaching, it is still a great time for beach real estate! The market starts all over again “when it gets crisp in the fall.”

## Let’s take a closer “LOOK AT THE MARKET”

126 Breakwater Reach, Cape Shores



This time, we want to highlight an unprecedented sale in Lewes. As you may have seen in our marketing, a truly unparalleled home at 126 Breakwater Reach sold last month for \$4 million - a precedent-setting price for a Lewes Beach home. The sale of 10 CH Mason Way in July for \$3.1 million was a relatively distant second. While these prices are not extraordinary in Rehoboth Beach, they beg the question: Do Lewes Beach property values have the potential to soar to such heights?

10 CH Mason Way, Lewes Beach



**BOTH PROPERTIES SOLD BY THE LEE ANN WILKINSON GROUP**

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# Lewes Properties For Sale



**109 W. Market Street**  
**\$1,499,900**

Turnkey commercial property, Downtown Lewes, 1st level restaurant; 2 gorgeously remodel/vacation rentals on 2nd



**116 W. Third Street**  
**\$1,499,000**

Lewes icon, Original firehouse/jail Completely renovated, commercial & residential, approved condo plan



**4 DeBraak Preserve**  
**\$1,299,900**

Perfect bayfront investment, furnished Steps to bay, bike to state park



**334 Pilottown Road**  
**\$1,200,000**

Prime opportunity & potential Victorian with unobstructed canal views



**15 Church Street**  
**\$1,200,000**

Modernized classic, 9-ft ceilings, hardwoods, bonus detached cottage, condo potential



**9 Houston Avenue**  
**\$1,149,000**

Immediate delivery from Evergreene Homes, Spacious, steps to Lewes Beach from private cul-de-sac



**11 Oregon Avenue**  
**\$899,900**

Steps to the beach, private corner lot Coastal Cape Cod, outdoor fireplace, 2nd level deck



**37496 Golden Eagle Blvd.**  
**\$879,900**

Hawkseye stunner, energy smart builder's own home, Viking appliances, reclaimed oak wide plank floors



**210 Anglers Road**  
**\$824,900**

To be built in Angler's Nest on Lewes Beach Choose your options!



**12 California Avenue**  
**\$749,000**

Exceptional spacious lot, paved access on three sides, easy beach access Orig. wood flooring, walk to beach & town



**414 Mulberry Street**  
**\$739,000**

Charming Craftsman, stained glass inserts overlook fenced garden, French doors onto large deck, antique mantel



**36103 Bonefish Court**  
**\$729,000**

Beautifully built, desirable Wolfe Pointe Two master suites, architectural details, close to bike trail



**12 Massachusetts Avenue**  
**\$599,900**

Tons of potential, steps to Lewes Beach Corner lot, walk to dining and shopping



**416 Kings Highway**  
**\$549,900**

Visionaries wanted! Bring your ideas, perfect in-town location Large lot, detached 2-car garage



**308 Lightship Lane**  
**\$529,900**

Brand new in-town construction Vaulted ceilings, open floor plan, perimeter lot



**14 Port Lewes**  
**\$510,000**

Lewes Beach, end unit townhouse Inverted floor plan, multiple balconies, close to state park



**33159 W. Chesapeake St.**  
**\$479,900**

Fantastic floor plan, meticulous design East of Route 1 home, full/finished basement



**33634 E. Hunters Run**  
**\$449,900**

Open floor plan, hardwoods, high ceilings, Chef's kitchen, built-in surround-sound



**14 Henlopen Court**  
**\$399,000**

Within City limits, quiet cul-de-sac Large fenced yard, new roof, list of updates



**17054 N. Brandt Street**  
**\$219,900**

Instant investment! Community amenities, Large bedrooms, move-in ready

# Homes Recently Sold by The Lee Ann Wilkinson Group



1110 BAY AVENUE - \$1,960,000



203 W CAPE SHORES DRIVE - \$1,795,000



408 PILOTTOWN ROAD - \$1,400,000



106 HENLOPEN SHORES CIRCLE - \$965,000



211 BAY AVENUE - \$950,000



418 JOHNSON AVENUE - \$782,000



421 W THIRD STREET #2 - \$780,000



35990 SPINNAKER CIRCLE - \$775,000



420 KINGS HIGHWAY - \$774,043



35234 OVERFALLS DRIVE N - \$750,000



5 SHIPCARPENTER SQUARE - \$740,000



419 BURTON AVENUE - \$716,500



6 JEFFERSON COURT - \$685,000



36383 TARPON DRIVE - \$662,500



36515 SENATORS DRIVE - \$620,000



310 E SAVANNAH ROAD - \$565,000



100 ANGLERS ROAD UNIT A2 - \$560,000



35208 PILOTBOAT DRIVE - \$515,000



108 RODNEY AVENUE - \$515,000



315 SAMANTHA DRIVE - \$500,000



65 DEVRIES CIRCLE - \$499,900



232 OCEAN VIEW BLVD - \$420,000



17272 KING PHILIP WAY #63 - \$260,000



17063 S BRANDT STREET #4202 - \$188,000

# 8 CH Mason Way

## LIFE ON THE WATER

Nothing compares to true waterfront living, and this spacious Lewes Beach property delivers. Experience exclusive Lewes-Rehoboth Canal views and access from this true boater's and nature-lover's paradise! Enjoy the perfect summer retreat or year-round home complete with private dock, 75+ feet of bulk-headed canal frontage, in-ground pool with bonus detached pool house, steps to the quiet section of Lewes Beach and the Lewes Yacht Club.



*Offered at \$2,499,900*



# 104 Breakwater Reach

## MAGNIFICENT BAY FRONT

Step out the back door of this amazing quality built 7-bedroom, 5.5-bath home onto the sands of Lewes Beach. Perfect for family reunions or intimate gatherings, this stunning home features room for everyone. Endless views from the Cape Henlopen lighthouses to the Roosevelt Inlet from the 45' enclosed porch. Master suite includes his & her full baths. Excellent rental investment. This home could garner \$150,000 per year in rental income.

*Offered at \$2,550,000*

The Lee Ann Wilkinson Group ranked #4 out of over 45,000 sales groups in the Berkshire Hathaway HomeServices networks nationwide in 2017 and has ranked #1 in sales in Sussex County for more than 15 years. (\*According to statistics taken from the Sussex County Association of REALTORS® Multiple Listing Service).

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