



Lewes Real Estate News from

FALL 2016



MAKING HISTORY

For each fall newsletter, as we look ahead to changing seasons and a new year, my team at The Lee Ann Wilkinson Group also looks to the past. We take stock of the past season's activity ("Homes that Sold"), consider the market's historical trends from other years ("A Look at the Market," below), and provide a context for what the next season of real estate activity may bring ("Lewes Homes for Sale"). We feel extremely fortunate, as we do this year, when we have to catch our collective breath to prepare this newsletter because it's been so busy! Either way, this look at "real estate history" helps us advise our homebuyers and sellers going forward into the New Year. And especially in an election year, when we have more variables than usual, we use the past to inform the future.

Of course, we are not alone! Our town recently invested in the future with a beautiful new Lewes Public Library building, which provides flexibility for our growing community, and which also left Lewes with the opportunity to repurpose the old building.

Over the summer, as many of you may already have seen, a new future for this space began to take shape. With the support of The City of Lewes and a generous grant from the Ma-Ran Foundation, the former library will become The Margaret H. Rollins Community Center and will house The Lewes History Museum – a centralized location to exhibit and display many treasures of our town.

Famously "the first town in the first state," Lewes is steeped in history. We have 385 years of artifacts, documents, photos, and archives in our midst that provide a context for our modern day hometown. Until now, many of these artifacts have been stored at the Lewes Historical Society complex. Bringing these treasures together and providing secure, climate-controlled storage and

to The Margaret H. Rollins Community Center and The Lewes History Museum, the 10-acre area will encompass an expanded Stango Park, an outdoor concert stage, The Children's Learning Garden, and the trailhead for our new hiking/biking trail. If you have not had a chance yet, I'd highly recommend a visit to the new library and new museum. It's a place where history and the future converge.

Local community leaders, led by my dear friend, Libby Owen, have started a fundraising effort to make the vision a reality for our community. With the support of The City of Lewes Mayor and City Council, as well as The Lewes Historical Society Board, this new "Lewes History Museum Campaign" is leading the charge. This is one campaign that I can wholeheartedly endorse!

"Our goal for the campaign is to raise \$2.2 million for renovations, exhibits, and early operating costs; \$600,000 of which has already been donated," Libby explains. "Private donations will truly help 'make history' with a long overdue Lewes History Museum. Everyone who lives here has a role in shaping the history of Lewes, and we can now all share in preserving it."

For more information about the new Lewes History Museum and supporting the capital campaign, please call 302.644.0107.

The first town in the first state, Lewes is steeped in history.

exhibition space for all of them will also create a centralized museum for cultural/educational tours and research. The Lewes Historical Society staff will support all activities of The Lewes History Museum. The new museum itself, which is slated to open in July 2017, will make up about 70% of the Margaret H. Rollins Community Center, which will also offer space to hold public meetings, to showcase other non-profit organizations, and a wing and outdoor patio available to rent for events and special occasions.

The location at the entrance to town is a natural choice for a welcoming, community-focused center and provides arguably the most beautiful, shaded park in our area. Once completed, in addition

A Look At The Market

Date Sold	Sale Price
1989	\$175,000
2009	\$510,000 – 191% increase
2016	\$695,000 – 36% increase

212 Rodaline Drive,
In-town Lewes



Evergreene Builders presents Canal Place at Lewes

Luxury townhomes, distinctive features, starting in upper \$400Ks
Pool community | Walk to Historic Lewes & the beach!

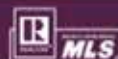


Denniston Place

Discover Denniston Place!

Urban-inspired sophistication; Beach living appeal
Starting mid \$600Ks | Elevator, gorgeous private courtyard

The Lee Ann Wilkinson Group ranked #4 of over 35,000 sales groups in the Berkshire Hathaway HomeServices networks nationwide in 2015 and has ranked #1 in sales in Sussex County for over 15 years. (Statistics taken from the Sussex County Association of REALTORS® Multiple Listing Service.)



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Lewes Properties For Sale



**19214 Farros Alley
Villages of Five Points
\$299,900**

Brand new from Evergreene Homes
1-car garage, hardwood floors,
granite, amenities!



**426 Samantha Drive
Canary Creek, In-town Lewes
\$424,900**

Best-kept Lewes secret!
Visually stunning, bike to town,
2-car garage



**609 Savannah Road
In-town Lewes
\$475,000**

Unlimited Potential! Residential/
Commercial Zoning, Stone fireplace,
hardwood floors, walk to town



**16368 Snook Court
Wolfe Pointe
\$649,900**

Private cul-de-sac living, established
neighborhood, Two master BRs,
second floor deck, on .5+ acre



**608 Kings Highway
In-town Lewes
\$674,900**

Perfect blend of historic charm & modern
style, Awesome front porch, park-like
backyard in town!



**825 Savannah Road
In-town Lewes
\$675,000**

Stately home, walk to town or beach
Remodeled kitchen, baths, hardwoods



**11 California Avenue
Lewes Beach
\$699,900**

Priced at land value! Steps to Bay
9,000+ SF lot offers prime potential



**912 Savannah Road
In-town Lewes
\$699,900**

Gorgeous home, gateway to Lewes,
double lot, Completely renovated,
Brazilian cherry floors



**94 Port Lewes
Port Lewes
\$699,900**

Expansive bay views await; 3 level living
Custom upgrades include marble,
hardwood flooring



**310 W. Cape Shores Drive
Cape Shores
\$783,900**

Recent renovations, multiple decks
Amazing amenities,
walk to bay beach & state park



**35468 Peregrine Road
Hawkseye
\$799,900**

Builders personal residence,
spares no luxury! Teak flooring,
custom cabinets, lush property



**340 Market Street
In-town Lewes
\$799,000**

Historic jewel in town; in-ground pool
Main 3BR home, detached guest cottage



**23 Shipcarpenter Square
In-town Lewes
\$899,500**

Quintessentially 'Lewes', remarkably kept
Beautiful landscaping, interior accents,
LOCATION!



**503 Cedar Street
Lewes Beach
\$899,900**

Unique investment: 3-unit home,
generous corner lot, Steps to the
bay & flexible options!



**403 E. Cape Shores Drive
Cape Shores
\$899,900**

Bright, updated 4BR beach house
Soaring ceilings, tons of windows, decks



**224 Second Street
In-town Lewes
\$899,900**

Incredible price; Heart of town, Spacious
BRs, off-street parking, private yard



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

Spacious bayfront living; Steps to sand
Unobstructed views,
stylish entertaining spaces



**36087 Tarpon Drive
Wolfe Pointe
\$1,249,900**

Exceptionally spacious, private, luxurious
Amazing master suite,
multiple porches & decks



**412 Bay Avenue
Lewes Beach
\$1,699,900**

Classic beach house, Bayfront property
Large lot, excellent potential to create
private compound



**106 Breakwater Reach
Cape Shores
\$1,999,900**

Fantastic Bayfront home, waterfront views
from nearly every room, updated gourmet
kitchen, awesome community amenities

Homes Recently Sold by The Lee Ann Wilkinson Group



425 PARK AVENUE



16675 BLUE MARLIN COURT



111 RODALINE AVENUE



115 E. FOURTH STREET



UNIT 303 LEWES HARBOR



33108 W. BATTEN STREET



404 BURTON AVENUE



115 SCHLEY AVENUE, UNIT A



125 MANILA AVENUE



435 PARK AVENUE



9 E. CANAL STREET



36341 TARPON DRIVE



211 GREY PLOVER



108 E. WILD RABBIT RUN



17059 S. BRANDT STREET



68 HENLOPEN GARDENS



33106 N. VILLAGE LOOP 1306



103 BRADLEY LANE



17257 QUEEN ANNE WAY



35990 SPINNAKER CIRCLE



35222 OVERFALLS DRIVE



316 MULBERRY STREET



8 LEWES AVENUE



17541 VENABLES