

LEWES REAL ESTATE NEWS from The *Lee Ann Wilkinson* Group

SPRING/SUMMER 2023



LOVELY LEWES



I have lived in Lewes just about all of my life. I've always known this place was something special and unique. But this Spring of 2023 has been sublime. The weather has been ideal, the color in the tulips seems more vibrant, and there's an energy in our picturesque downtown streets that's one of hope and rejuvenation that feels new. The town that we have seen evolve in so many ways over the years still remains nothing short of a setting out of a great American novel. At least that's how I'm especially feeling this year. So, I wanted to dedicate this newsletter to Lewes: why we love it and why you will too.

Lewes is often written about for its deep history as a port during the war and Lewes has many wonderful sites to take in all that history. Among the many, of course, **The Lewes Historical Society Campus** on Shipcarpenter Street, as well as the **Zwaanendael Museum**, **The Cannonball House**, and the **Ryves Holt House**. If you're up early in Lewes on a Saturday morning during the spring/summer season, then you're most likely grabbing your pup for a walk down to **Blockhouse Pond** for the **Historic Lewes Farmer's Market**. You'll not only find the best locally grown produce, fresh seafood or homemade baked goods, but you'll probably run into a few local friends and neighbors along the way. If you still need a few things for your backyard BBQ, don't forget to stop at **Lloyd's Market**. Lloyd's is my favorite local grocer for EVERYTHING. Spend the rest of your day strolling along the beautiful **CanalFront Park** where you can gaze at the iconic **Lightship Overfalls**, play a game of pickle ball or set your boat out to sea. Or take in the botanical beauty all around Lewes that's provided by

the wonderful and award-winning volunteers with **Lewes in Bloom!**

When you're looking for that great dinner spot, Historic Lewes's newest restaurant, the **Lewes Oyster House** has become the most popular place in town. From the stellar cocktails and seafood to the appealing aesthetic, this is sure to be a Second Street staple for years to come.

Even the iconic **Nicola's Pizza** moved to Lewes last year! After more than 50 years in their historic locations in Rehoboth Beach, Nicola's now calls Lewes "home."

LEWES REAL ESTATE BLOOM

Inventory in Lewes still remains generally low, but we've seen an upswing over the Spring months which I suspect will continue throughout the summer. For those looking to buy here in Lewes, but are still skeptical because of the higher interest rates, we have some good news! The Lee Ann Wilkinson Group and BHHS/PenFed Realty work closely with fantastic local and national mortgage brokers, whom we not only know and trust, but are also able to offer very competitive rates - often nearly an *entire point* lower than competitors. It's never a bad time to start building equity in a home - so let us help you find that home in Lewes!

In 2016, the *Cape Gazette* published a centuries old article from Harper's Weekly's Sept. 29, 1877 edition. It stated, "...the inhabitants of the little town of Lewes, which lies on the beautiful Delaware Bay, turn out in force for the business of 'croker' fishing ... The inhabitants are mostly fishermen - salty and tarry toilers of the sea; and the town will probably always remain quiet and old-fashioned." While our beloved Lewes certainly has widened from primarily fisherman, "quiet and old fashioned," **we've remained.**

A LOOK AT THE MARKET

107 West Cape Shores Drive

2019
SOLD \$880,000

2023
SOLD \$1,750,000



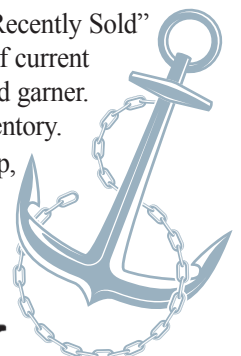
WE'LL LEAD YOU HOME

Whether you're just looking for that perfect vacation getaway in Lewes or you want to join us living in this iconic American coastal town year-round, please call us at 302.645.6664 or email LeeAnn@LeeAnnGroup.com.

The "Lewes Properties for Sale" and "Homes Recently Sold" included in this newsletter will give you an idea of current property values and what comparable homes could garner. Check out LeeAnnGroup.com for the current inventory.

From all of us at The Lee Ann Wilkinson Group, we wish you a healthy and happy summer season here in *Lovely Lewes*.

Lee Ann



LEWES PROPERTIES FOR SALE



**300 Gills Neck Road
Lewes
\$2,200,000**



**307 W. Cape Shores Drive
Cape Shores
\$1,869,900**



**304 Pilottown Road
Downtown Lewes
\$1,799,900**



**119 Dewey Avenue
Downtown Lewes
\$1,650,000**



**106 New Road
Downtown Lewes
\$1,270,000**



**11520 Maul Road
Governors
\$1,099,999**



**31850 Shell Landing Way
Lewes
\$1,039,900**



**11838 Haslet Road
Governors
\$965,900**



**103 Samantha Drive
Canary Creek
\$875,000**



**120 E Wild Rabbit Run
Covey Creek
\$709,900**



**33184 Denton Street
Villages of Five Points-West
\$699,900**



**49 Sussex Drive
Lewes
\$699,000**



**34951 Compass Cove
Bay Crossing
\$699,900**



**100 Cedar St #1
Lewes Beach
\$673,245**



**35065 Zwaaneadael Ave.
Breakwater
\$649,900**



**32141 Heritage Road
Lewes
\$599,900**

LEWES PROPERTIES UNDER CONTRACT



**110 Breakwater Reach
\$3,999,999**



**121 Breakwater Reach
\$3,250,000**



**5 Sandpiper Court
\$1,500,000**



**140 Kings Highway
\$1,250,000**



**16615 Shoal Road
\$819,900**



**17171 Exton Street
\$750,000**



**110 Anglers Road #201
\$749,900**



**18233 Seagrass Court
\$649,900**

HOMES RECENTLY SOLD BY THE LEE ANN WILKINSON GROUP



804 Bay Avenue \$4,375,000



1408 Bay Avenue - \$3,600,000



2 Ch Mason Way - \$3,150,000



8 Lighthouse Way - \$1,666,000



115 Kings Highway \$1,500,000



122 Henlopen Shores Circle - \$1,499,900



37516 Golden Eagle Blvd. - \$1,395,000



35807 Black Marlin Drive - \$1,375,000



113 E 4th Street - \$1,325,000



305 Midland Avenue - \$1,210,000



209 Cedar Street - \$1,100,000



14 Bridal Ridge Circle - \$1,100,000



205 Midland Avenue - \$950,000



713 Savannah Road - \$899,900



318 Chestnut Street - \$860,000



321 Lightship Ln - \$854,500



33517 West Hunters Run - \$825,000



228 Ocean View Blvd - \$799,900



12 Bay Breeze Drive - \$759,900



35192 Pilot Boat Drive - \$705,000



47 Sussex Street - \$650,000



21 Sandpiper Drive - \$599,900



215 Cedar Street #4, \$525,000



34677 Villa Circle #502 - \$365,000

PROUD TO SUPPORT THE LEWES COMMUNITY

LEWES LINE



Tired of sitting in traffic? RIDE THE LINE!
Scan QR CODE for routes & schedule!



Interested in volunteering with Village Volunteers?
Scan the QR Code below!



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HOMESERVICES
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Contact us about selling your home!
Inventory is low!

As the area's top selling REALTOR® for over 20 years, The Lee Ann Wilkinson Group turns listings into contracts & contracts into closings with an unmatched network of clients.
Whether you are thinking of buying or selling, now or in the future, please call us for a complimentary market analysis of **your** home.

#1 in Sussex County • #1 in Delaware
#2 Nationwide – Berkshire Hathaway HomeServices Penfed Realty
#6 Nationwide – The Wall Street Journal/REAL Trends agents overall 2021

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