

LEWES REAL ESTATE NEWS

from The *Lee Ann Wilkinson* Group

FALL 2023



We LOVE Where We Live... and Together We Can PRESERVE It!



For each Fall newsletter, as we see the seasons begin to change my team at the Lee Ann Wilkinson Group takes stock of the past season's activity ("Homes That Sold") and consider the market's historical trends from other years ("A Look At the Market"). We also spend considerable time thinking about the future, and what that will look like for our beloved Lewes for generations to come.

I spend the bulk of each day talking about buying and selling homes—but I'm also passionately committed to *preserving* the reason why so many want to buy homes here in the first place. Whether it's the pine-lined Cape Henlopen State Park trails, the scenic waterways of the Delaware and Rehoboth Bays, or our pristine coastline, there are innumerable reasons why the landscape of Lewes is so beautiful and deserves our utmost care, attention and consideration.

Our environment is a precious and finite resource that requires responsible stewardship to ensure that future generations can enjoy the same beauty, biodiversity, and natural benefits that we do today. Our local natural lands not only provide essential habitats for wildlife, but they also offer recreational, educational, and cultural opportunities for our residents. We wish to preserve these lands and the opportunities they provide to our community both now and for future generations. These lands are a critical component of making Lewes such a desirable place to live and visit.

The Open Space Alliance Campaign is working in partnership with the Greater Lewes Foundation and Sussex County Land Trust to acquire two parcels of indispensable local land equaling nearly 120 acres. The total cost for both properties is \$16.5 million with the goal to raise the funds by September 2025. Both tracts will require participation by a broad range of public funds and private donations from our Lewes community. Once acquired, permanent protection of both properties will be ensured through conservation easements, with the plan of creating passive recreation like walking trails & educational opportunities.

As Lewes residents, we understand how essential it is to protect our natural surroundings. Over the years, we have witnessed the inevitable changes that come with growth as more people discover our wonderful community. But now, with this project we have a rare opportunity to make a lasting impact by safeguarding these properties as permanently protected open space.

If you have any questions or would like more information about the Open Space Alliance Campaign and how to donate, please visit their website at www.osalewes.org.

DONATE NOW!

I encourage you to join me in this cause to permanently preserve these two important parcels of land. **Please scan the QR code below and give as much as you can today.**

As always, if you also want to join this fantastic community and make Lewes your home, please call us at 302.645.6664 or email LeeAnn@LeeAnnGroup.com.

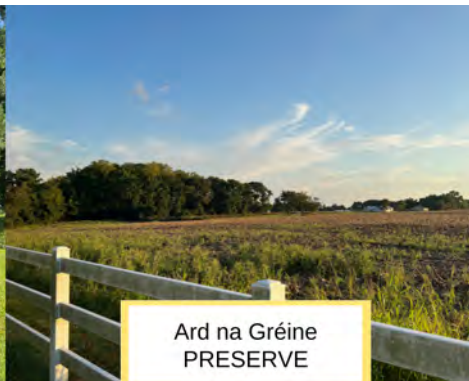
The "Lewes Properties for Sale" and "Homes Recently Sold" included in this newsletter will give you an idea of current property values and what comparable homes could garner. Please visit our updated website www.LeeAnnGroup.com for the current inventory.

From all of us at The Lee Ann Wilkinson Group, we wish you a healthy and happy Fall season here in the place we love and must band together to protect!

Lee Ann



4th Street
PRESERVE



Ard na Gréine
PRESERVE



LEWES PROPERTIES FOR SALE



118 Bay Avenue
\$2,900,000



35567 Peregrine Road
\$2,199,000



33269 Horseshoe Court
\$1,799,900



16672 New Road
\$1,550,000



17000 Black Marlin Circle
\$1,449,900



111 Marina Drive
\$1,499,900



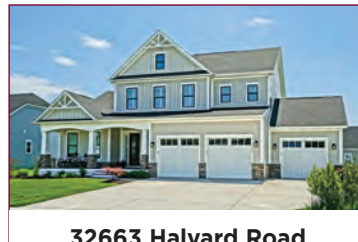
409 St. Paul Street
\$1,499,900



15544 New Road
\$1,400,000



16803 Ketch Court
\$1,299,900



32663 Halyard Road
\$1,050,000



507 Kings Highway
\$875,000



Lot 19 Tennessee Avenue
\$774,900



32883 Peach Tree Lane
\$699,900



8 McIntosh Court
\$609,900



Parcel 158.01 Kings Highway
\$595,000



104 Seagull Drive
\$575,000

LEWES PROPERTIES UNDER CONTRACT



16 Shipcarpenter Square
\$1,849,900



7 Rehoboth Avenue
\$1,795,000



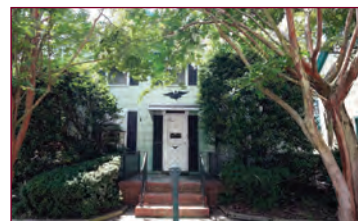
16778 Black Marlin Circle
\$1,749,900



32045 Jodhpur Court
\$1,699,900



428 Johnson Avenue
\$799,900



132 S Washington Avenue
\$599,900



242 Marina Drive
\$449,900



17275 King Phillip Way #14
\$319,900

HOMES RECENTLY SOLD BY THE LEE ANN WILKINSON GROUP



311 W Cape Shores Drive \$2,250,000



300 Gills Neck Road \$1,950,000



318 Savannah Road \$1,800,000



16500 New Road \$1,700,000



119 Dewey Avenue \$1,500,000



211 W. 4th Street \$1,500,000



11 Drake Knoll \$1,400,000



406 Park Avenue \$1,300,000



35825 Tarpon Road \$1,195,000



106 New Road \$1,137,500



11285 Hall Road \$900,000



35226 Overfalls Drive N \$829,900



107 Beebe Avenue \$817,000



421 Seagull Drive \$815,000



118 Madison Avenue \$825,000



33482 W Hunters Run \$800,000



49 Sussex Drive \$702,000



31300 Temple Road #26 \$679,900



35188 Seaport Loop \$620,000



100 Cedar Street \$610,000



35065 Zwaanendael Avenue \$590,000



132 Carter Way \$550,000



405 Savannah Road \$505,000



34729 Maritime Way \$430,000

A LOOK AT THE MARKET

110 FRONT STREET, #2



1/30/18
SOLD \$1,050,000

7/28/23
SOLD \$1,568,000



You don't have to wait to buy your dream home!
 Since 1935 we've been helping our members *do better*
 and with our great rates, I can help you get into your
 dream home now. Reach out today!

Your home financing expert,
Margie Smith
 Mortgage Loan Officer
 NMLS # 1055962 | C: 410-251-4032

- ✔ Fast approvals
- ✔ Closings to fit your schedule
- ✔ 0% down loan options



This is to provide notice that Pentagon Federal Credit Union ("PenFed") has business relationships with PenFed Realty, LLC, d/b/a Berkshire Hathaway HomeServices PenFed Realty, d/b/a Berkshire Hathaway HomeServices PenFed Realty Texas ("PenFed Realty"), a real estate brokerage firm. Specifically, PenFed owns 100% of PenFed Realty. Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed providers as a condition for the refinancing or settlement of your loan on the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES. Provider/Settlement Services: PenFed Realty Real Estate Commission, Charge/Range of Charges: 1% - 6% of sales price.

This is an advertisement. Pentagon Federal Credit Union, 7940 Jones Branch Dr., McLean, VA 22102. To receive any product, you must become a member of PenFed. Federally insured by NCUA. We do business in accordance with the Federal Fair Housing Law and Equal Credit Opportunity Act. ©2023 Pentagon Federal Credit Union, NMLS CR 408822

The *Lee Ann Wilkinson* Group

LeeAnnGroup.com | 302.645.6664 (Office)
 16698 Kings Highway, Suite A, Lewes, DE 19958



A member of the franchise system of BHH Affiliates LLC



BERKSHIRE HATHAWAY
 HOMESERVICES

PENFED REALTY

The Lee Ann Wilkinson Group



Inventory is low!
 Contact us about selling your home!

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

Lee Ann Wilkinson
 302.645.6664
 LeeAnn@LeeAnnGroup.com
 www.LeeAnnGroup.com

BERKSHIRE HATHAWAY HOMESERVICES
 PENFED REALTY
 16698 Kings Highway
 Suite A
 Lewes, DE 19958