

The Regal Book

2023

A DELAWARE HOME BUYER'S GUIDE



Compliments of:



Award Winning Homes & Communities

New Home Communities

Builder, Remodeler & Subcontractor Directory



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The Regal Book

A DELAWARE HOME BUYER’S GUIDE

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Thank You To Our Exceptional Regal Award Judges



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Regal Award
Delaware Community of the Year and Kent County Community of the Year

Auburn Meadows

by Lennar
3058 Brenford Road • Smyrna, DE 19977
Homes from \$362,990 • 1,728 Sq.Ft.
302-660-1366 • lennar.com

- 👑 Delaware Community of the Year
- 👑 Kent County Community of the Year

Auburn Meadows is a new home community designed specifically for active adults while offering an abundance of amenities, including a clubhouse, sports bar, outdoor dining and pool, pickle-ball, tennis, a fitness center and more, there will never be a dull moment. The ranch style homes are thoughtfully designed to fit their resident’s lifestyle and provide the perfect place to unwind after a day of fun and adventure.



Auburn Meadows | 55+

by Lennar
3058 Brenford Road • Smyrna, DE 19977
Homes from \$362,990 • 1,728 Sq.Ft.
302-660-1366 • lennar.com

- 👑 Best Active Adult Community Home - Up to 2,000 Sq. Ft.

With an abundance of amenities, including a clubhouse, sports bar, outdoor dining and pool, pickle-ball, tennis, a fitness center and more, there will never be a dull moment at Auburn Meadows. This new home community is designed specifically for active adults looking to live their best life! The ranch style homes are thoughtfully designed to fit our resident’s lifestyle and provide the perfect place to unwind after a day of fun and adventure in our vibrant community.



The Solano

by Lennar
3058 Brenford Road • Smyrna, DE 19977
Homes from \$362,990 • 1,728 Sq.Ft.
302-660-1366 • lennar.com

- 👑 Best Interior Merchandising - Home

The style of the Solano model at Auburn Meadows is Modern-Traditional. Active adult homebuyers like this style home decorating because it blends the clean streamlined look of modern design with the classic elegance and warmth of traditional design. The home matches the sophistication of the buyers in the area who are searching for homes in this price range.





Peninsula Lakes

by Schell Brothers

30973 Fowlers Path • Millsboro, DE 19966
302-569-9551 • schellpenlakes.com

- 👑 Sussex County Community of the Year
- 👑 Best Interior Design - Community Builder

Peninsula Lakes features 11 thoughtfully planned lakes, walking trails and community amenities that include a resort-style clubhouse, fitness center and outdoor pool with splash pad. Your summer will be a breeze at Peninsula Lakes. Lounge on shaded verandas and elevated patios that overlook the lake or enjoy a relaxing evening with friends and family at the patio bar and lounge.



The Whimbrel

by Schell Brothers

30973 Fowlers Path • Millsboro, DE 19966
Starting from \$510,400 • 4,380 Sq.Ft.
302-569-9551 • schellpenlakes.com

- 👑 Best Bathroom Design
- 👑 Best Owner's Suite Design

The Whimbrel primary suite located just off the kitchen gives home-owners a peaceful retreat with a calming pale blue color palette, clean white lines, and an abundance of natural light. The primary bath has a patterned feature wall that compliments the sky-blue shower tiles. The Whimbrel also has a showstopping primary bathroom that is sure to rival any spa. From a large walk-in shower to dual vanities complete with a makeup desk, the Whimbrel bathroom is a fan favorite due to the many personalization options it offers.





**The Whimbrel
at Peninsula Lakes by Schell Brothers**

30973 Fowlers Path • Millsboro, DE 19966
As Sold: \$989,900 (land included)
302-569-9551 • schellpenlakes.com
👑 Best Community Home of the Year (75+ homes built)
👑 Best Active Adult Community Home - 4,000 Sq.Ft
👑 Best Luxury Community Home - 3,001-4,000 Sq. Ft.

This single-family home welcomes guests by showcasing many comforts and conveniences for entertaining, including an open floor plan, spacious rooms, and well-appointed baths.



**Arbor-Lyn
by Schell Brothers**
19321 Loblolly Circle • Rehoboth Beach, DE 19971
302-569-9367 • schellatarborlyn.com
👑 Best Interior Merchandising - Clubhouse
👑 Best Exterior Merchandising - Clubhouse
The all-white exterior featuring board and batten and black accents embraces the coastal mixed with the modern farmhouse feel that our homebuyers love here in coastal DE. The interior features a large bar, seating area, and a ping pong table. The TV at the bar invites homeowners to meet with family and friends in the space. Coastal details throughout the clubhouse and cognac colored couches warm up the space.



**Arbor-Lyn
by Schell Brothers**

19321 Loblolly Circle • Rehoboth Beach, DE 19971
302-569-9367 • schellatarborlyn.com
👑 Best Clubhouse Design - Community Builder
The Arbor-Lyn clubhouse lives up to the hype with a pool, sun deck, large covered porch with patio, grill built-ins, ample seating, and coastal decor throughout. It is the perfect location for homeowners to gather and make new friends.





Chase Oaks
by DRB Homes

30019 Chase Oaks Drive • Lewes, DE 19958
302-485-0202 • drbhomes.com

👑 Delaware Community Home of the Year (21-75 homes built)

Wooded and pond backdrops on most homesites will make Chase Oaks one of the areas most desired locations to call home. The amazing amenity package includes one of the areas largest pools, a 3,000 square foot clubhouse complete with fireplace for community gatherings, and lush community landscaping for the utmost curb appeal. Plenty of shopping and restaurants are close by without having to access major roads is a huge plus in the busy summer months.



**Hats off to this year's
Regal Award
Winners!**



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Delaware Community Home of the Year



Bay Front at Rehoboth
by Foxlane Homes

302-291-7784 • foxlanehomes.com

👑 Delaware Community Home of the Year (<20 homes built)

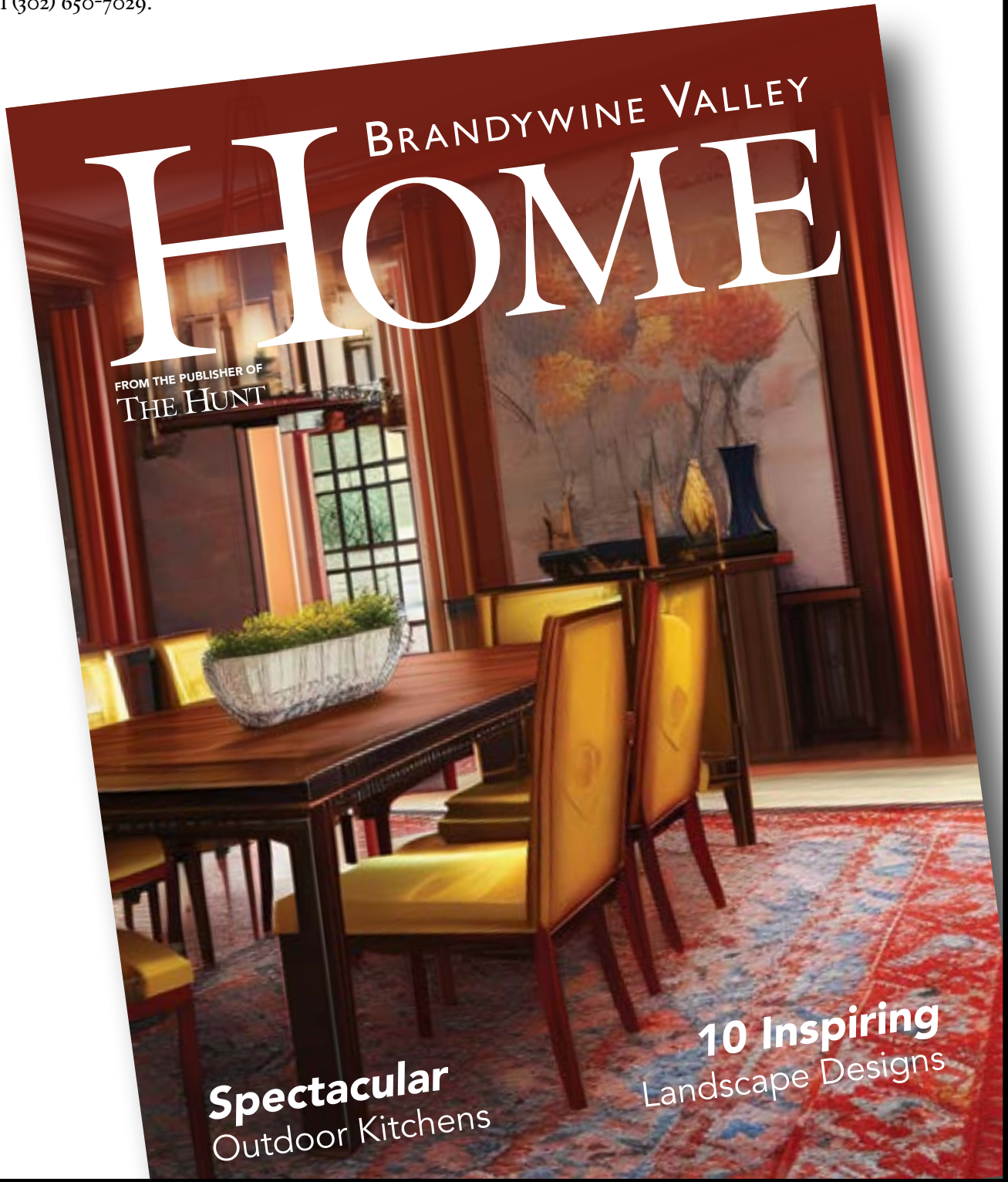
Foxlane Homes believes the location of your dream home is just as important as the home itself. That's why we strategically choose our neighborhood locations with your lifestyle in mind. Lifestyle amenities, privacy, accessibility to major roadways, and school districts are all top priorities for our homeowners, which means they are a priority to us.



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Design Center
by Capstone Homes

28855 Lewes Georgetown Highway • Lewes, DE 19958
302-644-0300 • livecapstone.com

👑 Best Design Center - Community Builder

Built in 2021, Capstone’s Design Studio is the perfect example of personalization, luxury, and quality. With the trends in mind, the studio showcases two kitchen vignettes, a wet bar, multiple bathroom vanities, shower displays, tubs, lighting, exteriors, doors, quartz, granite, cabinets, tile, and a variety of other samples. Capstone’s customers are guaranteed to have an unforgettable experience from start to finish while personalizing their home.



Beautiful Butlers Pantry
by Bath Kitchen & Tile

302-992-9210 • bathkitchenandtile.com

👑 Best Interior Design - Designer

This design makes it much easier for the homeowner to access stored items. One of the main concerns was the need for easy access shelving units for storage and small appliances. Another challenge was creating the layout for a walk-in pantry as it’s not a typical kitchen or bath design. The challenges were addressed by the client and the designer physically measuring heights and widths of their items that were going to be stored, to ensure that each item had its’ own space.



Coastal Corner
by Evergreene Homes

17750 Wilkens Way • Ocean View, DE 19970
855-54-BEACH • myevergreenehome.com/

👑 Best Exterior Merchandising - Community

This community attracts buyers interested in the modern and stylish exterior design of duplex homes. The exterior color package of this community is very uniform. High contrast selections, such as white siding, black handrails, gutters, and downspouts, with a complementary oak wooden garage door were chosen. This color scheme is clean, modern, and fresh.



The Conrad

at Friendship Creek by McKee Builders

35053 Dundee Street • Frankford, DE 19945
302-829-1048 • mckeebuilders.com

👑 Best Interior Merchandising - Home

Innovative homes designed for any lifestyle in the best place to live on the Delaware coast. Our homes range in size starting from 1,907 sq. ft to 2,398 sq. ft to make sure your new home is just the right size for you and your family. All of our new homes include at least 3 bedrooms and 2.5 bathrooms. Friendship Creek is nestled in an ideal setting just outside of Bethany Beach with shopping, dining, outdoor recreation and boardwalk fun just minutes from the community.



The Chesapeake
at Welches Pond by Schell Brothers

22107 Welches Way • Lewes, DE 19958
Home as Shown \$949,900 (land included) • 4,201 Sq.Ft.
302-569-9065 • schellatwelchespond.com

- 🏆 Best Home Design - Community Builder
- 🏆 Best Luxury Community Home - 4,001 Sq.Ft. >\$400,000

This single-family home welcomes guests by showcasing many comforts and conveniences for entertaining, including an open floor plan, spacious rooms, and well-appointed baths. Windows were thoughtfully placed throughout the home to add an abundance of natural light in the kitchen and other areas.



The Chesapeake
at Welches Pond by Schell Brothers

22107 Welches Way • Lewes, DE 19958
Home as Shown \$949,900 (land included) • 4,201 Sq.Ft.
302-569-9065 • schellatwelchespond.com

- 🏆 Best Luxury Community Home 4,000+ Sq.Ft >\$400,000

This home's open floor plan features a stunning great room with a fireplace and surrounding built-ins, a luxury owner's suite with an inviting sitting area and walk-in closets, a gourmet kitchen with adjacent dining nook, and a second floor loft. The courtyard off the back includes multiple levels and spaces, with access from the owner's suite and great room, providing a functional extension to the home.



The Chesapeake
at Welches Pond by Schell Brothers

22107 Welches Way, • Lewes, DE 19958
Home as Shown \$949,900 (land included) • 4,201 Sq.Ft.
302-569-9065 • schellatwelchespond.com

- 🏆 Best Exterior Merchandising - Home

With so many moving to coastal Delaware to beat harsh winters and enjoy every day at the beach, the outdoor living spaces are just as important as the interiors. The indoors does a take on the most popular design trend - modern farmhouse but with a coastal twist so the outdoors continues the coastal feeling with natural rattan accents and numerous seating areas to soak up the sun.



The Heather

at Arbor-Lyn by Schell Brothers

19321 Loblolly Circle • Rehoboth Beach, DE 19971
Home as Shown \$1,096,106 • 2,970 Sq.Ft.
302-569-9367 • schellatarborlyn.com

- 🏆 Best Green Community Home 2,001-3,000 Sq.Ft.

This home has a floor plan that's efficient, flexible and stylish. It has enough space for everyone to be together for quality time while still having private spaces for alone time. Entertaining in the open kitchen is inclusive and allows everyone to freely gather. The second bedroom almost feels like its own "wing" of the house - perfect for when relatives come to visit. There's a loft for hanging out with friends and the unfinished storage for extra space.



The Juliet
at The Vines of Sandhill by Capstone Homes
Starting from **\$324,990** • 1,944 Sq.Ft.
302-644-0300 • livecapstone.com

🏆 Best Single Family Community Home 2,001-3,000 Sq.Ft.

The Juliet model features a versatile layout with high quality finishes throughout. At just under 2,000 heated square feet, this flexible floorpan offers the convenience of first floor living with the ability to add a second floor.



The Hannah
by Capstone Homes
Lewes, DE 19958
Starting from **\$389,990** • 2,700 Sq.Ft.
302-644-0300 • livecapstone.com

🏆 Best Single Family Custom Home 2,001-3,000 Sq.Ft.

This floor plan is designed for those who want an open layout with ample space. Featuring 20' ceilings in the great room and foyer. Every room is oversized so you can spread out and enjoy. The interior of the home is finished with a craftsman package, which includes a 20' ship lap rear wall accent. The outside features a modern farm house elevation. It features high end interior finishes and an exterior with ultimate curb appeal.



The Dawson
at Friendship Creek by McKee Builders
35053 Dundee Street • Frankford, DE 19945
Starting from **\$399,900** • 1,948 Sq.Ft.
302-644-0300 • livecapstone.com

🏆 Best Single Family Community Home up to 2,000 Sq.Ft.

Friendship Creek offers innovative homes designed for any lifestyle. Discover the best place to live on the Delaware coast in style. Our homes range in size from 1,907 sq ft to 2,398 sq ft to make sure your new home is just the right size for you and your family.



Evins Custom Home
by Seely Homes
Dover, DE 19901
Starting from **\$299,500** • 2,130 Sq.Ft.
302-470-5204 • seelyhomes.com

🏆 Best Single Family Custom Home 2,001-3,000 Sq.Ft.

This charming ranch-style home features an open floorplan, 9' ceilings, cathedral ceilings in the sunroom and owner's bedroom, 3 total bedrooms, 2.5 baths, a 2-car garage, and front porch. Completed cost of this home with upgraded finishes, added rear deck, changes and sitework came to \$387,300 total.





Regal Award
Delaware Custom Home Builder of the Year & Delaware Custom Home of the Year

The Jackson
at Friendship Creek by Capstone Homes

Lewes, DE 199585
Starting from low \$200s • 1,700 Sq.Ft.
302-644-0300 • livecapstone.com

- 👑 Delaware Custom Home Builder of the Year
- 👑 Delaware Custom Home of the Year (75+ homes built/yr)
- 👑 Best Affordable Custom Home up to 2,000 Sq.Ft.

The Jackson floor plan allows the entry level or retiree homeowner to have a spacious home at just the right price. This floor plan allows for room to grow with an optional second floor bonus room. In the past 12 months, Capstone Homes has sold 20 Jackson floor plans.



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Regal Award
Delaware Custom Home of the Year

Golden Hour
by Turnstone Custom Homes

Rehoboth Beach, DE 19971
302-227-TURN • tchde.com

👑 Delaware Custom Home of the Year (<20 homes built/yr)

In 2022, a total of 22 custom homes went under contract with Turnstone Custom Homes which is 8 more contracts than 2021 (16 were built in 2022). As we are a custom home builder, each home is uniquely designed and built for each individual client. Being a custom home builder allows us to create the home of our clients' dreams without sacrificing quality.



Golden Hour
by Turnstone Custom Homes

Rehoboth Beach, DE 19971
302-227-TURN • tchde.com

- 👑 Best Luxury Custom Home 3,001-4,000 Sq.Ft. >\$400,000
- 👑 Best Single Family Custom Home 3,000-4,001 Sq.Ft.

Being a custom home builder allows Turnstone Custom Homes to create living spaces of our clients' dreams without sacrificing quality. Each home is rigorously tested and inspected to ensure our homes are perfect. Additionally, the cost to build Golden Hour was roughly \$315 per square foot. With the national average as \$350 per square foot, this home is much more cost effective when it comes to luxury design/build custom homes.



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302-244-5509



Hideaway Kitchen at Rehoboth Dockside at Bay Harbor by Canalfont Builders

Rehoboth Beach, DE 19971
4,436 Sq.Ft.

👑 Best Kitchen Design - Custom Builder

This classic custom home and kitchen was built on a waterfront homesite along the Lewes-Rehoboth Canal. The clients are busy professionals with younger kids who love to entertain with friends and family. Their desire was to design the main kitchen to be clean and simple while the back hidden kitchen would be the area where all of the prep and food staging could be done behind the scenes.



NEW 2023 *coastal* HOME COLLECTION

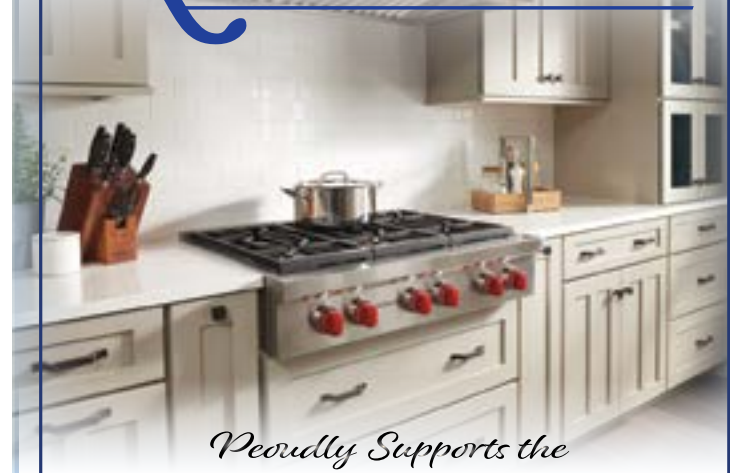
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*Community and home details subject to changes and revisions without notice. Illustrations are artist concepts and may vary from the actual community. Please contact your community manager for the most up-to-date information. Christopher Companies is a Equal Housing Opportunity



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La Salona by Turnstone Kitchen & Bath

37395 Oyster House Road • Suite 2 • Rehoboth Beach, DE 19971
\$177,000 • 400 Sq.Ft.
302-470-5204 • tchde.com

👑 Best Kitchen Design - Custom Builder

There is no kitchen or design like this on the entire Delmarva Peninsula or in the State of Delaware. Having a European Styled kitchen in an American Home displays nothing less than a sophisticated design which is nothing short of a work of art. The sleek, clean, and modern design is taken to the next level with each unique and intricate detail found in this kitchen.





Regal Award

Delaware Remodeler of the Year & Sussex County Remodeler of the Year

Sea Light Design-Build

45 Thatcher Street • Frankford, DE 19945
302.537.2071 • sealightdesignbuild.com

- Delaware Remodeler of the Year
- Sussex County Remodeler of the Year
- Best Owner’s Suite Design – Remodeler

By striving to be the preferred Design-Build custom home builder and remodeling company in the Delaware beach resort community, Sea Light Design-Build consistently exceeds customer expectations while continuing to enhance their knowledge through each and every project. They also foster strong collaborative relationships with all their trade partners and employees to ensure a positive work environment through all projects for their clients.



Top Bathroom Design
by Sea Light Design-Build

Selbyville, DE 19975
302.537.2071 • sealightdesignbuild.com

Best Bathroom Design - Remodeler

This homeowner wanted to turn their traditional waterfront private home into a modern oasis inside and out, especially their living quarters and bathroom. From custom tile work and made-to-order shower niches, to the hand-picked hardware and a tailor-made bathroom vanity built by Luke Stauffer, to the Toto bidet/toilet – every detail was procured and designed specifically for this client and their needs. Clean lines and craftsman design were also respected throughout this award-winning and bright owner’s bathroom.



Most Envable Kitchen Design
by Sea Light Design-Build

Selbyville, DE 19975
302.537.2071 • sealightdesignbuild.com

Best Kitchen Design - Remodeler

This renovation allowed for a larger kitchen with updated appliances, features and creative storage. Modern, sleek drawers and shelves mimic various colors from the flooring and also offer the homeowners ample storage space. Even all sides of the spacious island have tucked away storage. Contemporary, custom Amish cabinets continue the smooth overall design throughout the kitchen. Updated appliances, strategically placed, like the Sharp built-in spacious microwave (under countertop), put everything at the owner’s fingertips whilekeeping desired countertop space available for use.



Best Family Home Addition
by Sea Light Design-Build

302.537.2071 • sealightdesignbuild.com

👑 Best Residential Addition/Alteration over \$50,000

This client’s outdated 1980s home was not adequate for the family’s growing needs. While a more modest renovation was expected, further inspection determined the structural integrity of various systems, electrical deficiencies and present code adherence, pointed to a complete renovation. This allowed the homeowners to incorporate modern layouts and personal design elements to achieve their dream vision.



After



After



Before

Canal Street
by Atlantic Kitchen & Bath

Rehoboth, DE 19971
302-645-8500 • atlantickb.com

👑 Best Residential Addition/Alteration under \$50,000

The main desire for this customer was to replace their outdated cabinets and countertops with an efficient, functional design that would provide additional space for entertaining and food preparation. We were able to do this by being creative with the space we had to work with and determining how to get the most out of this outdated space.



After



After



Before



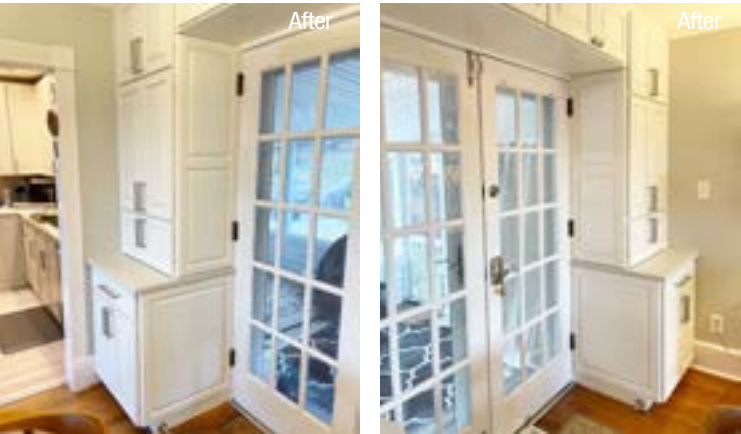
Before



After



Before



After

Winning Remodeler Renovation
by Sea Light Design-Build

Selbyville, DE 19975
302.537.2071 • sealightdesignbuild.com

👑 Best Renovation over \$300,000

This homeowner wanted to turn their traditional waterfront private home into a modern oasis inside and out, especially their living quarters and bathroom. From custom tile work and made-to-order shower niches, to the hand-picked hardware and a tailor-made bathroom vanity built by Luke Stauffer, to the Toto bidet/toilet – every detail was procured and designed specifically for this client and their needs. Clean lines and craftsman design were also respected throughout this award-winning and bright owner’s bathroom.



After

Dazzling Dining Room
by Atlantic Kitchen & Bath

Lewes, DE 19958
302-645-8500 • AtlantickB.com

👑 Best Renovation under \$15,000

These homeowners were looking to add countertops and cabinetry for additional storage in their dining room to match existing kitchen cabinetry. We were able to turn this dream into a reality and they were very impressed with the finished product.



After

Capstan Lane
by Atlantic Kitchen & Bath
Lewes, DE 19958
302-645-8500 • AtlanticKB.com

👑 Best Renovation \$15,000 - \$25,000

This customer desired a more modern looking kitchen to fit with her tastes in furnishings in the rest of the home. The kitchen had a portion of the room enclosed by a wall that limited the area available for workspace and created a cramped area that was not desirable for entertaining. The purpose of this new design was to open the kitchen, make more room for storage as well as entertaining, and to update this kitchen with a more contemporary feel.



Windsor Road
by Atlantic Kitchen & Bath
Rehoboth Beach, DE 19971
302-645-8500 • AtlanticKB.com

👑 Best Renovation \$25,000 - \$50,000

This lovely beach community home had a very dated, older kitchen style with dark cabinets and countertops and outdated appliances. The overall feel of this kitchen was dark and uninviting. The customer wanted a more contemporary, brighter functional space with expanded cabinet space, a larger island with additional cabinets for storage and a design that allowed for entertainment and food preparation.



Canary Drive
by Atlantic Kitchen & Bath
Lewes, DE 19958
302-645-8500 • AtlanticKB.com

👑 Best Renovation \$50,000 - \$75,000

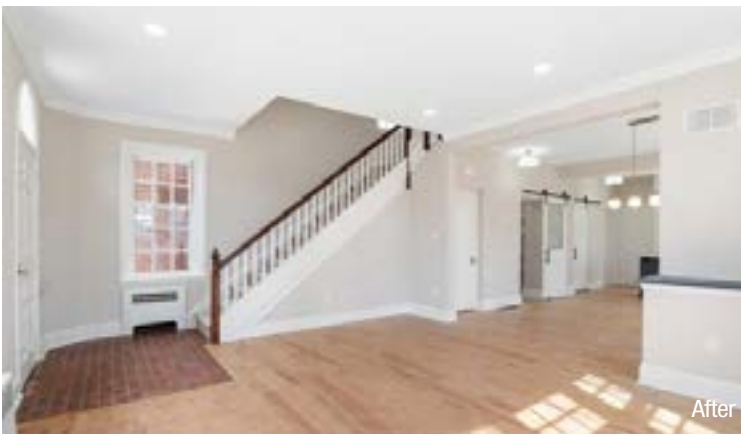
This classic weekend beach home had typical builder-grade cabinetry and framed Formica countertops. The clients moved into this home full-time, and the kitchen was in desperate need of a makeover with more storage. The customer desired a brighter space that flowed well with additional space for entertainment and food preparation as well as additional storage space.



Bancroft Model
by DelPenn Property Advisors
Wilmington, DE 19805
610-639-1816 • facebook.com/delpennpropertyadvisors

👑 Best Renovation \$75,000 - \$300,000

DelPenn converted the property from a law office to a 3-bedroom residence by creating an open-plan kitchen/dining/living space on the first floor, a finished basement/family room, and three bedrooms on the second floor. Two brand new full baths, an updated first floor powder room, a walk-in pantry and a laundry closet complete the project. The home was under contract after just 5 days on market.



The Bristol
at Peninsula Lakes by Schell Brothers

30973 Fowlers Path • Millsboro, DE 19966
As Sold: \$564,900 (land included) • 2,517 Sq.Ft.
302-569-9551 • schellpenlakes.com

👑 Best Multi-Family Community Home

Homeowners love The Bristol floor plan for its versatility. This floor plan is excellent for those interested in a vacation home or as a second home for retirement. The first-floor primary suite is great for one-level living, while grandkids can rule the upper level with a loft and additional bedrooms. The flow from the kitchen to the dining area and great room ensures that no matter where your loved ones are, everyone can be part of the conversation.



Escape The Ordinary
by Creative Courtyards

Project price \$60,000
302-226-1994 • creativecourtyards.com

👑 Best Outdoor Area Design - gazebo, pool etc.

The curved edges of the patio blends it right in to the backyard, which provides a better than view at most hotels! Every inch of this outdoor space is utilized in the design and, most importantly, is functional. The prestigious placement of the levels, stairs, fire pit, grill and flower boxes, not only provides variety for guests as though you are moving from room to room, but also all flow together as one cohesive spot for activities and conversations.



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Garfield Avenue

by Evergreene Homes

Selbyville, DE 19975
As Shown: \$1,225,000 • 2,632 Sq.Ft.
855-54-BEACH • myevergreenehome.com

👑 Best Luxury Custom Home 2,001-3,000 Sq. Ft. >\$400,000

This home on Garfield Ave has beautiful exterior features and spacious interior room for families and guests. The home sits on a beautiful corner lot that is on the canal and only a few minutes’ walk to some of Fenwick Island’s most popular restaurants.



Blackpool Beauty

by Capstone Homes

Rehoboth Beach, DE 19971
Starting from \$1,300,000 • 4,000 Sq.Ft.
302-644-0300 • livecapstone.com

👑 Best Luxury Custom Home 3,001-4,000 Sq.Ft. >\$400,000

This home exemplifies the meaning of quality and luxurious design. Every detail of this home was carefully selected to meet the homeowner’s wants and needs. This home is a one of a kind design.



Greenwood Farmhouse

by Seely Homes

As Shown: \$600,000 • 5,930 Sq.Ft.
302-226-1994 • seelyhomes.com

👑 Best Luxury Custom Home 2,001-3,000 Sq. Ft. >\$400,000.

The Greenwood Farmhouse proved to be a popular and desirable home, not just for the clients having it built but also for the local community. The first and only of its design sold by Seely Homes, the construction of this home garnered a lot of attention and inquiries from neighbors and those who passed by during and after construction. The impressive size of the home and quality of the finishes far outshine the cost.



Farmhouse on White’s Pond in Lewes

by Canalfont Builders

Lewes, DE 19958
302-200-7136 • canalfontbuilders.com

👑 Best Luxury Custom Home 4,001+ Sq.Ft. >\$400,000

This custom farmhouse includes 5 bedroom, 4.5 baths and a finished walkout basement. The home is located in the upscale community of Showfield and backs to 16 acre White’s Pond.



Latitude
at Chase Oaks by DRB Homes
30019 Chase Oaks Drive • Lewes, DE 19958
As Shown: \$629,990 • 1,784 Sq.Ft.
302-485-0550 • drbhomes.com

👑 Best Luxury Community Home up to 2,000 Sq.Ft. >\$400,000

The incredible detailing of this design makes this a favorite for one level living. The architecture of this home provides a grand, spacious feel, while providing under 1800 Sq.Ft. for the retirement homebuyer that wants a simple amount of space. Our clients are wow'd by the striking cathedral ceiling in the main living area of this home. In addition, the Latitude's generous outdoor living allows enjoyment for the 'great outdoors', while delivering the comfort of a screened in porch.



Charleston
at Sweetbay by Foxlane Homes
24141 Heartleaf Road • Frankford, DE 19945
Home as shown \$875,000 • 2,895 Sq.Ft.
302-493-9992 • foxlanehomes.com

👑 Best Luxury Community Home 2,001-3,000 Sq.Ft. >\$400,000

This home is designed to optimize a family's natural flow through the home. The ease of a first floor owner's suite combines perfectly with flexible second floor guest rooms (including an optional second owner's suite), allowing the home to adjust as a family's needs change over time. A spacious family room filled with customizable craft details, is built for hosting game nights, celebrations of milestone moments and movie nights on the couch.



The Norfolk
by Foxlane Homes
As Shown: \$769,847 • 1,961 Sq.Ft.
302-493-9992 • foxlanehomes.com

👑 Best Luxury Community Home up to 2,000 Sq. Ft. \$400,000+

The versatile Norfolk, with a multitude of options can transition from a modest single floor ranch to a grand two floor beach cottage ready to entertain. Layers of thoughtful architectural details inside and out are included on all floorplans. Popular options include the box bay reading nook, luxury bath, shiplapped entryways, gourmet kitchen, and light-filled sunroom to take full advantage of the envious views surrounding the location.



The Dewey
at Verandah Bay by Evergreene Homes
38885 Verandah Bay Drive • Selbyville, DE 19975
Home as shown \$972,030 • 3,016 Sq.Ft.
855-54-BEACH • myevergreenehome.com

👑 Best Luxury Community Home 3,001-4,000 Sq.Ft. >\$400,000

The Dewey in Verandah Bay is the perfect background to everyone's summer vacation. With space for everyone, incredible optional upgrades, and a location that cannot be beat, the Dewey defines the coastal lifestyle.





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SUSSEX COUNTY

The Barbados


by DRB Homes
36595 Camp Barnes Road • Frankford, DE 19945
Home as shown \$789,990 • 2,578 Sq.Ft.
302-482-0202 • drbhomes.com

👑 Best Luxury Community Home 2,001-3,000 Sq.Ft. >\$400,000

The first level is perfect for entertaining with large island as a gathering space for all while preparing and cooking meals. There's plenty of room to enjoy the adjacent family room and outdoor space. Keep the door open between the breakfast nook and screened in lanai with stone front fireplace for seamless indoor/ outdoor living. The airy patio is great for grilling and entertaining. The ample second-floor plays host to a loft and 3 bedrooms and 2 full bathrooms.





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610-549-4208 • mckeebuilders.com

👑 Best Luxury Community Home 2,001-3,000 Sq.Ft. >\$400,000

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The Newport at Bay Front at Rehoboth by Foxlane Homes

31764 Marsh Island Avenue, Lewes DE 19958

Home as shown \$919,990 • 3,320 Sq.Ft.

302-493-9992 • foxlanehomes.com

🏆 Best Luxury Community Home 3,001-4,000 Sq.Ft. >\$400,000

Spacious and airy with an understated elegance, the Newport is a socialite's dream! With a grand staircase leading to the generously sized second floor, the Newport provides plenty of room for overnight guests and holiday gatherings, regardless of how long the fun lasts. Layers of thoughtful architectural details inside and out are included on all starting floorplans. A nearly endless list of options combined with Foxlane Homes' semi-custom building process.



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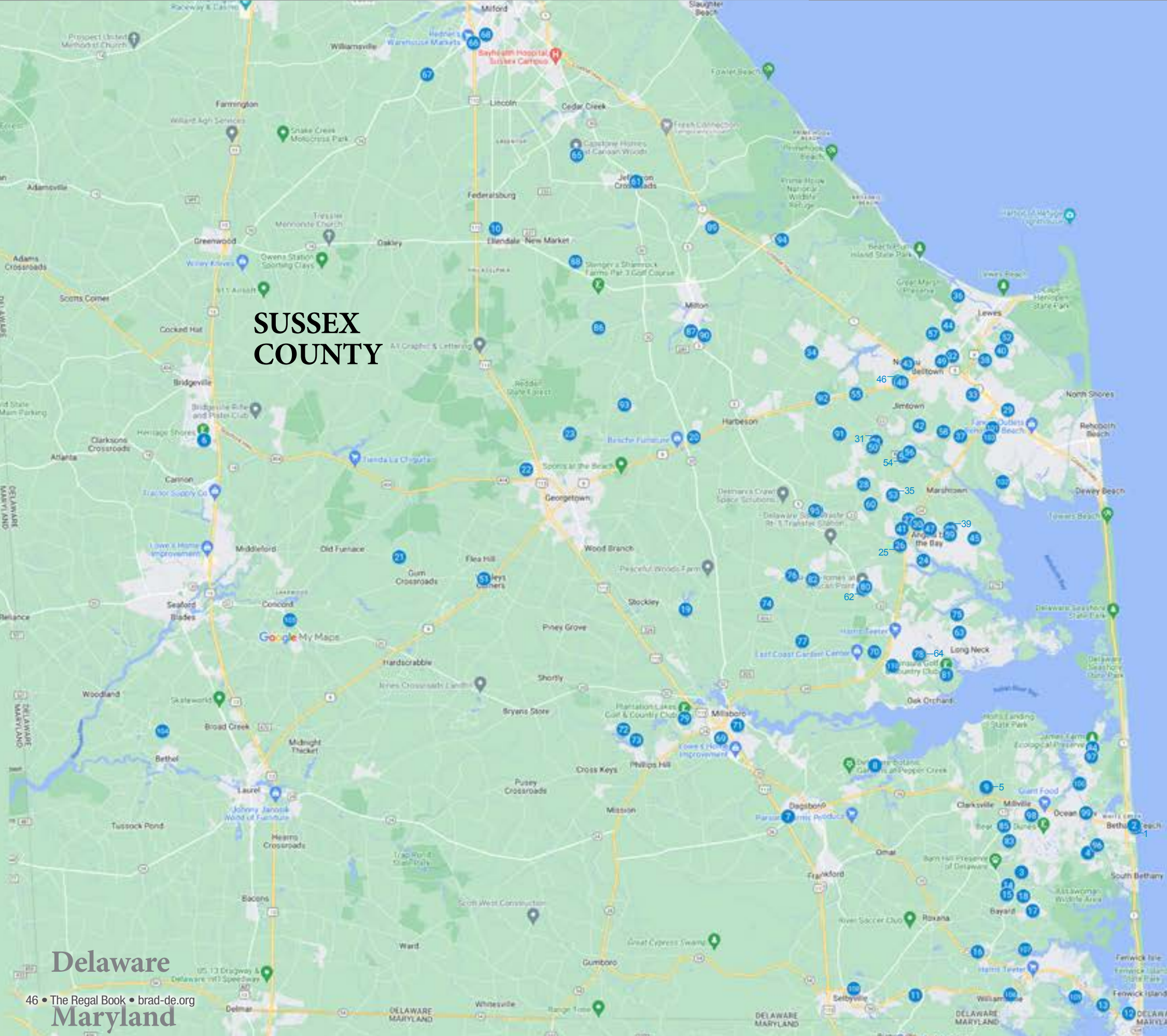


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SUSSEX
COUNTY

SUSSEX COUNTY

- Bethany Beach**
1. Breakwater Beach
2. Fifth Street Bethany
3. Friendship Creek
4. Inland Bays
5. Seagrove at Bethany Beach

- Bridgeville**
6. Heritage Shores

- Dagsboro**
7. Cea-Dag
8. Marina at Pepper's Creek
9. Seagrove at Bethany Beach

- Ellendale**
10. Ingram Village

- Fenwick Island**
11. Atlantic Lake Villas
12. Lighthouse View
13. Verandah Bay

- Frankford**
14. Milos Haven
15. Sycamore Chase
16. Sweetbay
17. The Estuary
18. Woodlands at Bethany

- Georgetown**
19. Estates of Morris Mill
20. Hawthorne
21. Staggy Run
22. The Village of College Park
23. Wilson Road

- Harbeson**
24. Serenity at Pinewater Farm
25. Villas at Walden
26. Walden

- Lewes**
27. Acadia Landing
28. Anchors Run
29. Atlantic East
30. BeachTree Preserve
31. Cardinal Grove
32. Catching Cove
33. Chase Oaks
34. Compass Point

35. Estate Lots on New Road
36. Fisher's Cove
37. Four Season at Belle Terre
38. Governors
39. Hailey's Glen
40. Hawkseye
41. Headwater Cove
42. Kindleton
43. Lewes Crest
44. Lewes Waterfront Preserve
45. Marsh Island
46. Mendocino East & West at Vineyards
47. Middle Creek Preserve
48. Monterey West at Vineyards
49. Napa at Vineyards
50. Ocean Meadows
51. Olde Town at Whites Pond
52. Showfield
53. Tall Grass Estates
54. Tanger Woods
55. The Villages at Red Mill Pond
56. Tidewater Landing
57. Tower Hill
58. Welches Pond
59. Windswept
60. Woods at Burton Pond

- Lincoln**
61. Jefferson Crossroads

- Long Neck**
62. Pelican Point
63. Pot-Nets
64. Peninsula Lakes

- Milford**
65. Canaan Woods
66. Cypress Hall
67. Edgewood Acres
68. Simpsons Crossing

- Millsboro**
69. Alderleaf Meadows
70. Baylis Estates
71. Citation Meadows
72. Deere Country
73. Ingram's Point
74. Johnsonville
75. Liberty

76. Liberty West
77. Mount Joy
78. Peninsula Lakes
79. Plantation Lakes
80. Stonewater Creek
81. The Peninsula
82. Wetherby

- Millville**
83. Egret Shores
84. Hudson's Reserve
85. Millville By The Sea

- Milton**
86. Burton Road
87. Cannery Village
88. Captain's Way
89. Estates at Milton Crossing
90. Heritage Creek
91. Lightship Cove
92. Quail Run Estates
93. The Vines of Sandhill
94. Woodfield Preserve
95. Woodridge

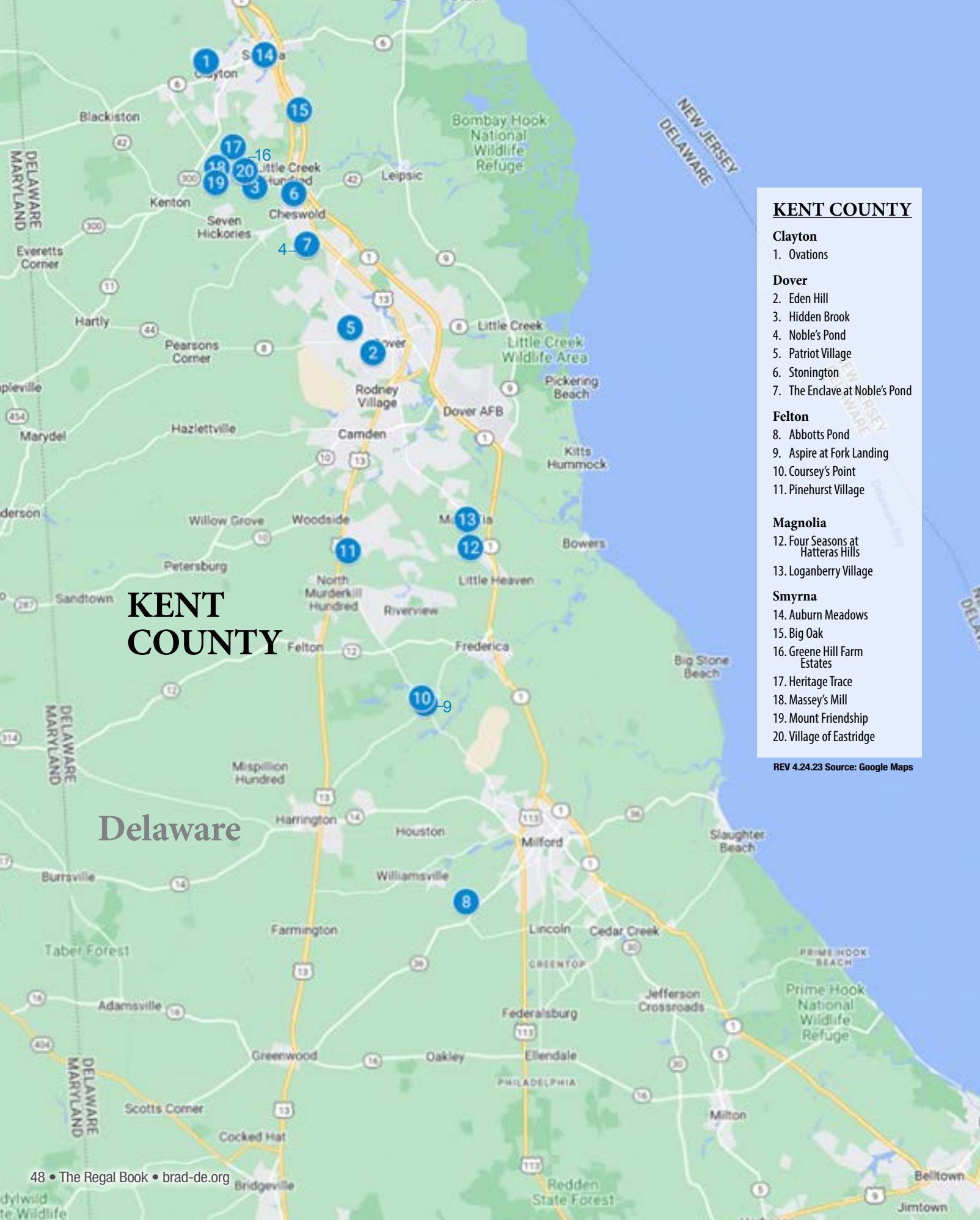
- Ocean View**
96. Beach Club North
97. Marlin Chase
98. Parkside at Bethany
99. Stingray Harbor
100. Sunset Harbor at Bethany Beach

- Rehoboth Beach**
101. Arbor-Lyn
102. Osprey Pointe
103. Wellesley

- Seaford**
104. Cypress Pointe
105. Dearfield Meadows

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107. Bridgewater
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110. Schooner Landing

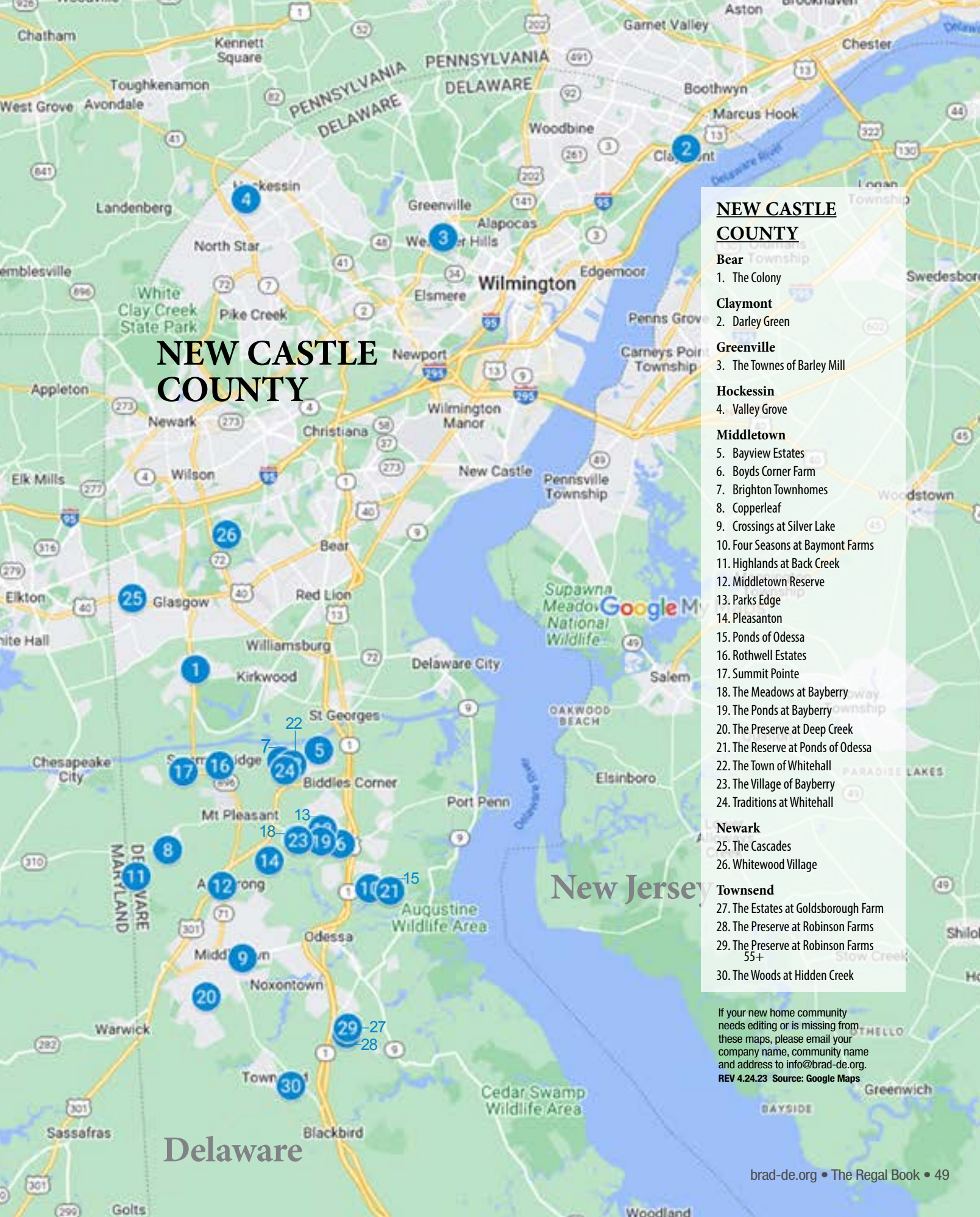
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KENT COUNTY

- Clayton**
1. Ovations
- Dover**
2. Eden Hill
3. Hidden Brook
4. Noble's Pond
5. Patriot Village
6. Stonington
7. The Enclave at Noble's Pond
- Felton**
8. Abbotts Pond
9. Aspire at Fork Landing
10. Coursey's Point
11. Pinehurst Village
- Magnolia**
12. Four Seasons at Hatteras Hills
13. Loganberry Village
- Smyrna**
14. Auburn Meadows
15. Big Oak
16. Greene Hill Farm Estates
17. Heritage Trace
18. Massey's Mill
19. Mount Friendship
20. Village of Eastridge

REV 4.24.23 Source: Google Maps



NEW CASTLE COUNTY

- Bear**
1. The Colony
- Claymont**
2. Darley Green
- Greenville**
3. The Townes of Barley Mill
- Hockessin**
4. Valley Grove
- Middletown**
5. Bayview Estates
6. Boyds Corner Farm
7. Brighton Townhomes
8. Copperleaf
9. Crossings at Silver Lake
10. Four Seasons at Baymont Farms
11. Highlands at Back Creek
12. Middletown Reserve
13. Parks Edge
14. Pleasanton
15. Ponds of Odessa
16. Rothwell Estates
17. Summit Pointe
18. The Meadows at Bayberry
19. The Ponds at Bayberry
20. The Preserve at Deep Creek
21. The Reserve at Ponds of Odessa
22. The Town of Whitehall
23. The Village of Bayberry
24. Traditions at Whitehall
- Newark**
25. The Cascades
26. Whitewood Village
- Townsend**
27. The Estates at Goldsborough Farm
28. The Preserve at Robinson Farms
29. The Preserve at Robinson Farms 55+
30. The Woods at Hidden Creek

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K. Hovnanian Homes
302-223-0100 • [khov.com](#)

LC Homes Delaware, Inc.
302- 429-8700 • [lchomesde.com](#)

LENNAR
484-443-6808 • [lennar.com](#)

Leon N. Weiner & Associates, Inc.
302-764-9430 • [lnwa.com](#)

Lifestyle Homes, Inc.
302-420-3980 • [lifestylehomesde.com](#)

McKee Builders
610-604-9800 • [mckeebuilders.com](#)

Montchanin Builders, LLC
302-472-7213 • [montchaninbuilders.net](#)

Regal Builders
302-678-3800 • [regalbuilders.com](#)

Ryan Homes/NVR Inc.
302-918-2800 • [ryanhomes.com](#)

Schell Brothers
302-226-1994 • [schellbrothers.com](#)

Stanley Halle Communities, Inc.
301-261-0900

Thompson Homes, LLC
484-887-8520
[thompsoncommunities.net](#)

Custom Home Builders

A.S. Jacono, LLC
302-378-3000 • [ASJacono.com](#)

Accessible Home Builders, Inc.
302-663-0464
[accessiblehomebuilders.com](#)

Alpha Roofing & Siding, Inc.
302-772-5742 • [alpharooftingde.com](#)

Bay to Beach Builders, Inc.
302-349-5099
[baytobeachbuilders.com](#)

Beach Concepts
302-500-2230 • [beachconcepts.com](#)

Blue Hen Construction
410-924-5739 • [bluehenconstruction.com](#)

Canalfront Builders, LLC
302-200-7136 • [canalfrontbuilders.com](#)

Capstone Homes
302-644-0300 • [livecapstone.com](#)

CRx Construction
302-864-7377 • [crxconstruction.com](#)

Evergreene Homes
571-318-5027 • [myevergreenehome.com](#)

GR Campbell Construction, LLC
302-715-1644 • [GRCampbellConstruction.com](#)

Lane Builders, LLC
302-645-5555

Lessard Builders, Inc.
302-698-1091 • [lessardbuilders.com](#)

Marnie Custom Homes
302-616-2664 • [marniehomes.com](#)

MIKEN Builders, Inc.
302-537-4444 • [mikenbuilders.com](#)

Resort Custom Homes, LLC
302-645-8222 • [resortcustomhomes.com](#)

Savini Custom Homes
302-236-8834 • [Savinicustomhomes.com](#)

Seely Homes
302-470-5204 • [seelyhomes.com](#)

Turnstone Custom Homes
302-227-8876 • [tchde.net](#)

Whittaker Brothers
302-832-6805 • [whittakerbuilders.com](#)

Developers

Delaware Valley Development Co.
301-235-2500 • [dvdc.com](#)

Silverstock Builders
302-541-0411 • [silverstock.com](#)

Tunnell Companies
(302) 945-9300 • [baywoodgreens.com](#)

Doors, Garage Doors, Siding,
Windows, Glass, Shower Doors

Master Shower Doors
302-368-7888 • [mastershowerdoors.com](#)

Overhead Door Co. of Delmar, Inc.
302-424-4400 • [overheaddoordelmar.com](#)

Pella Mid-Atlantic, Inc.
302-645-0140 • [pellaoflewes.com](#)

Drywall & Insulation

Dale Insulation Company of Delaware, Inc.
302-324-9332

Delmarva Insulation Company
302-854-0344 • [delmarvainsulation.com](#)

Drywall Inc.
302-838-6500 • [drywallinc.com](#)

Electrical Work

Badger Electric, Inc.

302-992-9922 • [badger-electric.com](#)

Brothers, Inc.
610-328-0670

Charles Messina Plumbing & Electric Co.
302-674-5696 • [callmesina.com](#)

Environmental Consulting/
Energy Efficiency

Energy Services Group
302-324-8400 • [energysvc.com](#)

Erosion Control Specialists, Inc.
302-367-6649 • [ecsde.com](#)

Greengurus
443-994-9573 • [greengurusllc.com](#)

Watershed ECO, LLC
302-750-6595 • [WatershedEco.com](#)

Excavation Work

Melvin L. Joseph Construction Co.
302-856-7396 • [melvinjoseph.com](#)

Pearce & Moretto Inc.
302-326-0707 • [pearce-moretto.com](#)

Fireplaces

Byler’s Stove Shoppe
302-233-2779 • [bylersstoveshoppe.com](#)

Coastal Hearth and Home
302-337-8360

Flooring

Flooring Solutions, Inc.
302-655-8001 • [flooringsolutions.us](#)

MP Contract Flooring
856-931-9600 • [mpcontractflooring.com](#)

Pala Tile & Carpet Contractors
302-652-4500 • [palaflooring.com](#)

Tile Market of Delaware, LLC
302-777-4663 • [tilemarketofde.com](#)

Foundations/Waterproofing

Diamond State Waterproofing Systems, Inc.
302-325-0866

General Contractors

Francis Kelly & Sons, Inc.
302-999-7400 • [frankiskellysonsconcrete.com](#)

George & Lynch, Inc-
302-342-3125 • [geolyn.com](#)

Melvin L. Joseph Construction Co.
302-856-7396 • [melvinjoseph.com](#)

Pearce & Moretto, Inc.
302-326-0707 • [pearce-moretto.com](#)

Insurance/Warranty/
Title Services

Allen Insurance Group
302-654-8823

B+H Insurance LLC
302-995-2247 • [bhi365.com](#)

CBM Insurance
302-322-2261 • [cbmins.com](#)

Residential Warranty Company LLC • 800-247-1812 • [rwcwarranty.com](#)

Richardson Insurance Group, LLC • 410-666-5911

Legal Services

O’Neill, Bragg & Staffin, P.C.
215-956-2800

Saul Ewing Arnstein & Lehr, LLP
302-421-6800 • [saul.com](#)

Tarabicos Grosso, LLP
302-757-7800 • [tarabicosgrosso.com](#)

Wolfe & Associates LLC
302-644-1426 • [wolfe-associates.com](#)

Lending/Banking

Artisans’ Bank
302-736-3885 • [artisansbank.com](#)

Capital One - Spark Business Card • 302-235-9142

Cardinal Financial • 302-293-1355
[online.cardinalfinancial.com/#/apply/joebeacher](#)

Embrace Home Loans • 302-354-3474 • [smenozzi.embracehomeloans.com](#)

Evolve Bank & Trust
302-286-7838 • [jmconnell@getevolved.com](#)

FHL Bank Pittsburgh
412-288-7302 • [fhlb-pgh.com](#)

Guaranteed Rate, Inc.
302-293-1273 • [rate.com/tomnaughton](#)

Movement Mortgage
302-841-9242 • [theloantohometeam.com](#)

Pike Creek Mortgage Services, Inc.
302-892-2811 • [pikecreekloans.com](#)

Shore United Bank
302-284-1635 • [shoreunitedbank.com](#)

Summit Community Bank
304-530-1000 • [mysummit.bank](#)

Wells Fargo Bank
703-298-1281 • [wellsfargo.com](#)

WSFS
302-573-3202 • [wsfsbank.com](#)

Magazines

The Real Estate Book of Delaware
302-750-2380 • [realestatebook.com](#)

Manufacturing Representative

Pollart Eletrical Sales, Inc.
215-245-4003 • [pollart-electrical.com](#)

Marketing /Advertising/PR

3DUS
813-965-8628 • [3dus.us](#)

iKANDE Advertising
302-727-0071 • [ikande.com](#)

The Leigh Agency
703-850-5190 • [Theleighagency.com](#)

Masonry/Stone Work

Best Stoneworks, Inc.
610-761-1717 • [beststoneworks.com](#)

Coastal Countertops
302- 337-7490 • [dippoldmarble.com](#)

Dippold Marble
302-734-8505 • [dippoldmarble.com](#)

J.T. Hoover Concrete Inc.
302-832-7699

New Home Warranties

2-10 Home Buyers Warranty
800-488-8844 • [2-10.com](#)

Paint/Wall Covering

Sherwin Williams Paint Co.
443-614-2906 • [sherwin-williams.com](#)

Photography

Jay Greene Photography
302-733-0400 • [jaygreenephoto.com](#)

Karl Richeson Photography
302-995-1910 • [karlfoto.com](#)

Pipe Services

Standard Pipe Services
302-286-0701 • [standardpipeservices.com](#)

Plumbing/HVAC

Aquaflow Pump & Supply Co.
302-834-1311 • [aquaflow-pumps.com](#)

Property Management

Arbor Management, LLC
302-761-7338

Real Estate

Atlantic Five Realty
609-605-7122

NextHome Tomorrow Realty
302-601-4171 • [nexthometomorrow.realty.com](#)

RE/MAX Associates
302-234-3800 • [remax.com](#)

Remodelers

Atlantic Demolition & Construction, LLC
302-396-1822 • [Adcdelaware.com](#)

Atlantic Kitchen & Bath, LLC
302-645-8500 • [atlantickb.com](#)

Bath, Kitchen & Tile Center
302-992-9220 • [bathkitchenandtile.com](#)

Cabinetry Unlimited
302-436-8699 • [cabinetryunlimited.com](#)

DelPenn Property Advisors
610-639-1816 • [delpennpropertyadvisors.com](#)

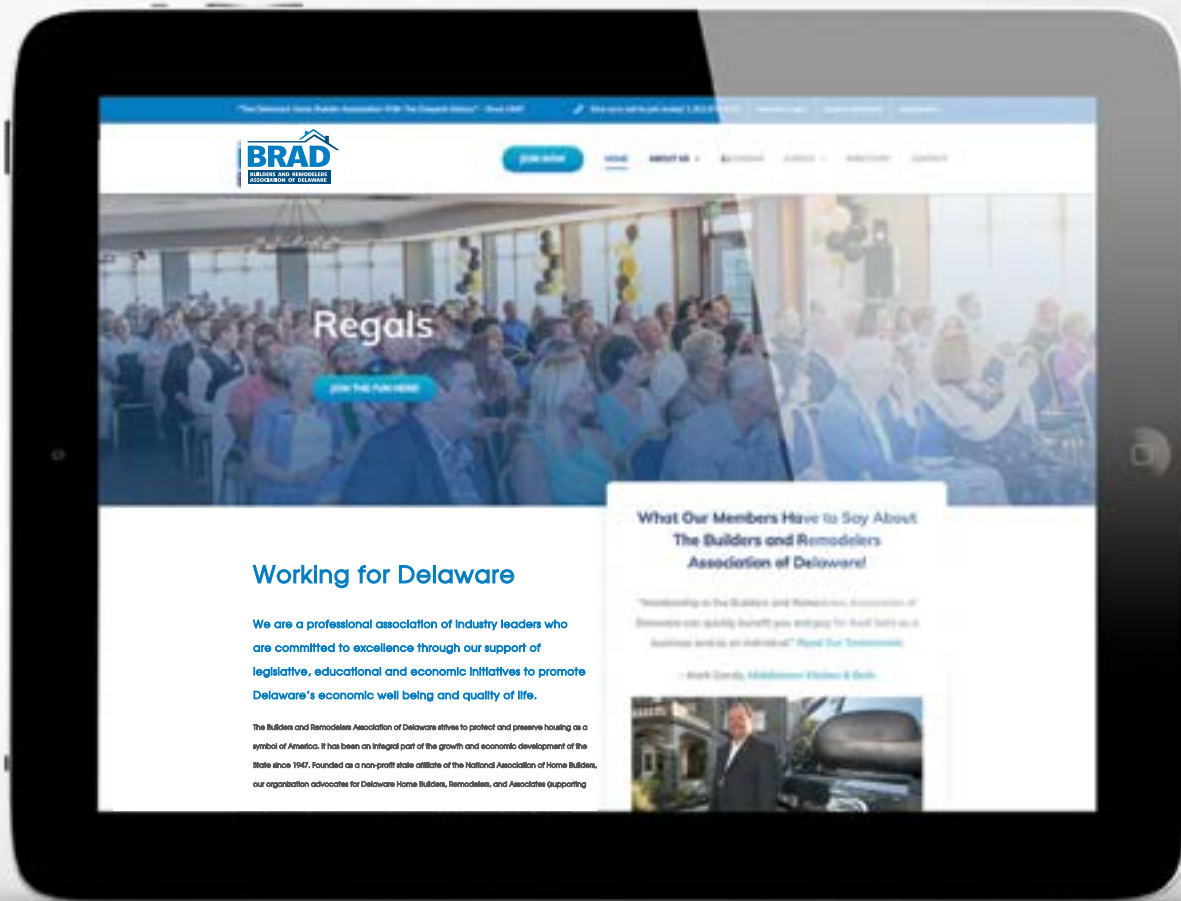
Douglas & Company
302-200-7190 • [douglasandcompanyinc.com](#)

KC Home Improvement
302-318-1002 • [kchomeimprovement.net](#)

Journey Construction
302-382-8700

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302-318-1002 • [kchomeimprovement.net](#)

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