

The Regal Book

2024

A DELAWARE HOME BUYER'S GUIDE



Compliments of:



**Award Winning Homes & Communities
New Home Communities
Builder, Remodeler & Subcontractor Directory**



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Photo below: Friendship Creek by McKee Builders



For over 3 decades...

the Home Builders Association of Delaware (formerly the Builders and Remodelers Association of Delaware) has been recognizing excellence in the first state with Regal Awards, which celebrate outstanding achievements in Delaware Home Building. A panel of qualified judges assign scores for every submission. 2024 "Of the Year" Winners, highlighted with a gold banner, have achieved the highest cumulative points based on multiple categories.

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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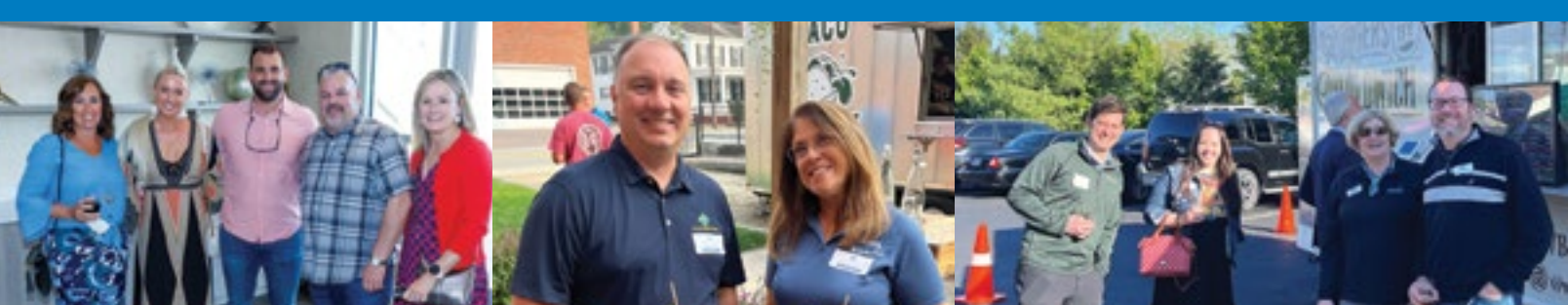


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Numerous networking and education opportunities for builders, remodelers, and associate members. Check out our calendar for all the opportunities!

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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 builder. (c) 2024





Regal Award
Sussex County Community of the Year



The Jackson

by Capstone Homes

Lewes, DE 19958

Homes from low \$200s • 1,700 Sq.Ft.

302-644-0300 • livecapstone.com

👑 Best Active Adult Community Home (21-75 homes built)

The Jackson floor plan by Capstone is the perfect home for first-time homebuyers or retirees looking for a spacious and affordable option. This home offers a great layout with ample living space. There is even an option to add a second-floor bonus room, which provides plenty of room to grow. In the past 12 months, Capstone has sold 25 Jackson floor plans, proving its popularity among homebuyers.



Friendship Creek

by McKee Builders

35053 Dundee Street • Frankford, DE 19945

Homes from \$408,900 • 1,900 Sq.Ft.

215-791-6948 • friendshipcreek.mckeebuilders.com

👑 Sussex County Community of the Year

Friendship Creek is a new community of 133 brand new townhomes just minutes from Bethany Beach Delaware. Three distinctly different home designs are offered, each exhibiting the best of McKee's award-winning designs. Plus, residents can enjoy a community pool and dog park in the perfect location for enjoying all there is to love at the beach.



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Inland Bays

by Evergreene Homes

31447 Watershed Lane • Bethany Beach, DE 19930

855-542-3224 • inlandbaysde.com

👑 Best Kitchen Design - Community Builder

The Dewey kitchen is the heart of the home. The kitchen exemplifies luxury selections and quality finishes from start to finish. It has ample counter space with great functionality when it comes to hardware and appliances. The Dewey exceeds national energy standards by more than 40% while being more affordable to maintain, it's more comfortable to live in, and has a higher value compared to a regular home.



Sandpiper

by Evergreene Homes

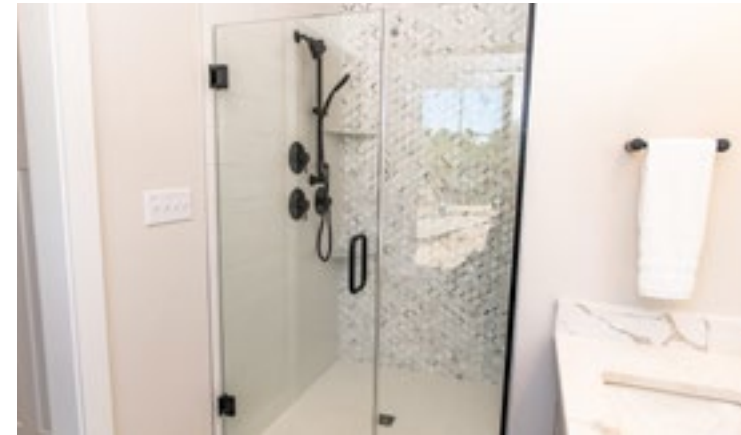
35115 Conifer Lane • Lewes, DE 19958

Home as shown \$999,375 • 2,898 Sq.Ft.

855-542-3224 • atlanticeastde.com

👑 Best Owner's Suite Design - Community Builder

This Sandpiper floor plan has been crafted to embrace lifestyle of the outside surroundings as well as luxury indoors. With enough space to fit the owner's needs, there are touches of quality finishes and strategically placed windows and sliders to naturally light up the room as well as the ability to experience indoor and outdoor seamlessly.



SCHELL
— brothers —

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Compton

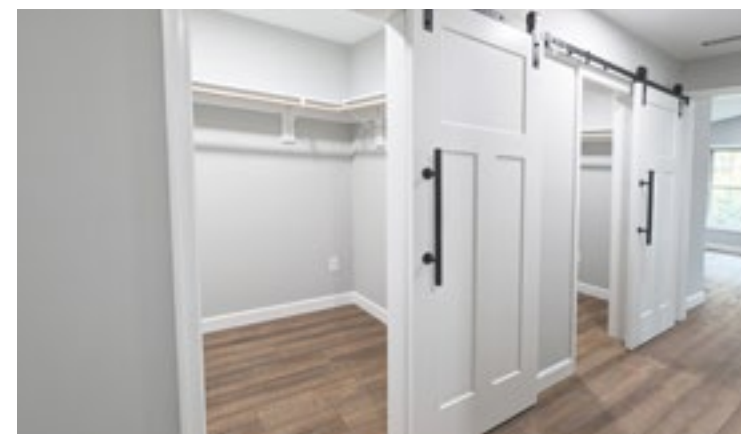
by Seely Homes

Bridgeville, DE 19933

302-470-5204 • seelyhomes.com

👑 Best Owner's Suite Design - Custom Builder

Seely Homes renovated and expanded the existing bedroom and bath of this home in Bridgeville to create the luxurious 352 square foot Bedroom Suite Addition that the owner had always dreamed about. The \$140,000 project included double walk-in closets, a custom designed vanity and tile shower, a fireplace, and a cathedral bedroom ceiling. During the build, the owner made investments to the front exterior of her home, lighting and electric, and luxury plumbing fixtures that change the grand total of the project to \$149,620.



The Bluebell

by Schell Brothers

23838 Quiet Waters Avenue • Millsboro, DE 19966

Home as shown \$1,099,900 • 4,245 Sq.Ft.

302-569-9312 • schellbrothers.com

👑 Best Green Community Home 4,000+ Sq.Ft.

👑 Best Home Design - Community Builder

This green home features energy-reducing components and promises a smaller carbon footprint than most production homes. The use of sustainable building materials and our innovative Schellter Technology make this home incredibly efficient.



The Bluebell

by Schell Brothers

23838 Quiet Waters Avenue • Millsboro, DE 19966

4,245 Sq.Ft.

302-569-9312 • schellbrothers.com

👑 Best Interior Merchandising - Builder (75+ homes built)

👑 Best Exterior Merchandising Clubhouse - Builder (75+ homes built)

With this home, designers sought to create a living space that would appeal to buyers who are flocking to Delaware for its relaxed beach lifestyle. To meet this demand, the design concept focused on evoking coastal living style with ample natural lighting that is captured through expansive picture windows, with calming, blues and natural hues to match accordingly. The ever-so-stunning Bluebell features vibrant blue and white tones contrasted with pops of black color.

This home was inspired by consumers seeking a floor plan that's efficient, flexible, and stylish while meeting developers' desire to fit in a 36-foot buildable envelope. The Bluebell is a fan favorite for its vast great room with abundant natural light, the efficient layout of the kitchen and dining area, the spacious laundry with a dog washing station, and the expansive outdoor spaces.

The exterior features Inlet Blue siding and shake, and crisp white trim, all accented with bold black windows, roofing, and shutters. This color combination gives way to a fresh, elevated coastal feel. The color theme continues throughout the courtyard where all entertaining spaces are styled with sapphire blues and classic blue and white stripes.

First Floor



Second Floor



Basement



Tower Hill Clubhouse

by Carl M. Freeman Companies

5620 Ethel Way • Lewes, DE 19958

302-436-3000 • livetowerhill.com

🏆 Best Clubhouse Design

🏆 Best Exterior Merchandising Clubhouse - Associate

Tower Hill stands apart from the competition with its unique and distinct exterior farmhouse design elements. The exterior merchandising leverages the agricultural history and makes it a theme throughout the community. The entrance barn monument is modeled after barns in the early 1800's and the fencing alongside along the exterior incorporates elements that Joel Prettyman, a native of the Tower Hill land, noted in an 1837 ledger. There are two dedication plaques at the entrance commemorating the early settlers and indigenous ancestors of the land. The landscaped frontage of Tower Hill was completed in partnership with the Historic Lewes Byway. Tower Hill is a Certified Wildlife Habitat® through its Garden for Wildlife™ program. So far, approximately 20 acres has been prepped and applied with native seed mix. Pollinator-friendly meadows consisting of wildflowers and native grasses are an unconventional alternative to typical turf grasses and offer meaningful recreational and environmental benefits.



Tower Hill

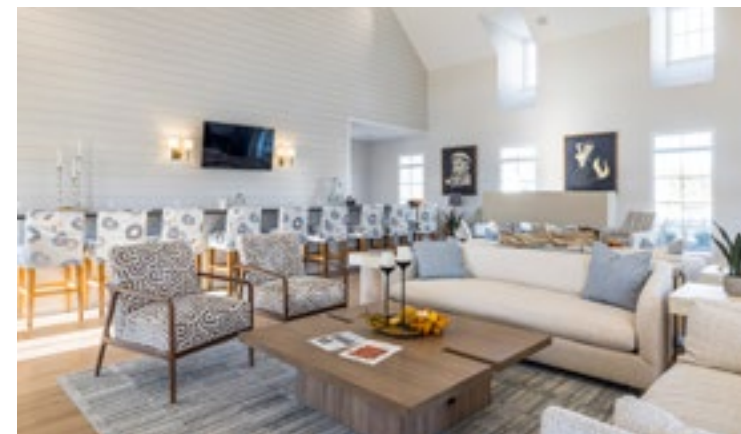
by Carl M. Freeman Companies

5620 Ethel Way • Lewes, DE 19958

302-436-3000 • livetowerhill.com

🏆 Best Exterior Merchandising Community

🏆 Best Interior Merchandising Clubhouse



Oceanview Sales Office

by Ashburn Homes

22502 John J. Williams Hwy • Lewes, DE 19958

302-382-4627 • ashburnhomes.com

🏆 Best Sales Center over 800 Sq.Ft. - Judge's Award

Our sales office is housed in this stunning home that boasts three bedrooms and two full baths, with the option to add a finished attic or finished basement for even more living space. As you enter Oceanview, you'll be greeted by an open and inviting floor plan perfect for entertaining and relaxing. The home's centerpiece is a beautiful kitchen with a large island, ideal for preparing meals and hosting gatherings.



The Raleigh

by Foxlane Homes

24141 Heartleaf Road • Frankford, DE 19945

Home as shown \$580,706 • 1,816 Sq.Ft.

302-493-9992 • foxlanehomes.com

🏆 Best Home Community Builder (<20 homes built)

The Raleigh is an efficient, yet sophisticated, coastal style home with an open floor plan ready to entertain. Numerous opportunities to customize the layout allow buyers to build a home with their own personalized touch supported by the quality-driven builder, Foxlane Homes.



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Inland Bays

by Evergreene Homes

31447 Watershed Lane • Bethany Beach, DE 19930

Home as shown \$992,870 • 2,506 Sq.Ft.

855-542-3224 • inlandbaysde.com

🏆 Best Home Community Builder (21-75 homes built)

This Inland Bays Model of the Dewey floor plan is truly incredible as it combines coastal style with luxury craftsmanship. The open floor plan allows that vibrant feel, yet also sectioned from the strategic layout. It truly boasts quality living in a perfectly designed space.



Bliss on the Bay

by MIKEN Builders

Fenwick Island, DE 19944

Home as shown \$1,996,765 • 4,802 Sq.F

302-537-4444 • mikenbuilders.com

👑 Best Home Design - Custom Builder

👑 Best Luxury Custom Home 4,000+ Sq.Ft. (<20 homes built)

This magnificent home is a cut above the rest! When our new client came to us with their thoughts and wish list for their new home, we knew the best architect for the project was Chris Pattey and the Becker Morgan Group team. When Chris unveiled his conceptual design, we all knew this home was going to be special. The architect listened to every want, need and concern of the client and creatively executed that criteria on this spectacular custom home design.



The Annapolis

at Sweetbay by Foxlane Homes

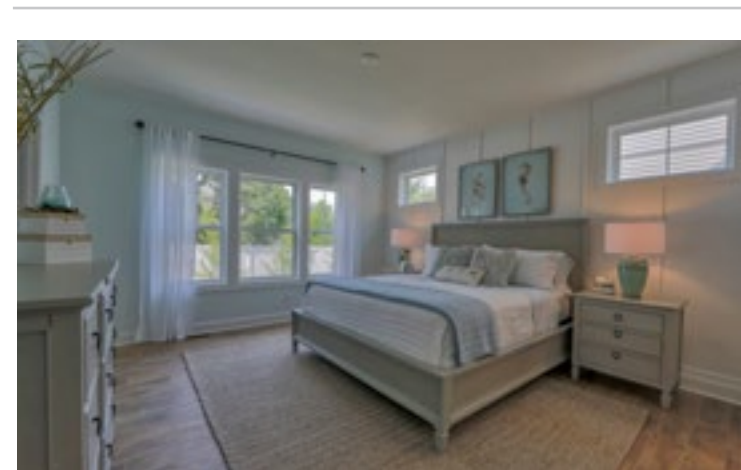
24141 Heartleaf Road • Frankford DE 19945

Home as shown \$749,887 • 2,701 Sq.Ft.

302-493-9992 • foxlanehomes.com

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

This farmhouse style gem of a home comes in three strikingly beautiful elevations and multiple first floor configurations with numerous options available. Offering semicustom homes on private wooded lots just minutes to beaches, boardwalks and the Freeman Stage, Foxlane Homes offers unparalleled value and a bespoke experience to the discerning homebuyer in the community of Sweetbay.



The Admiral

at Catching Cove by Capstone Homes

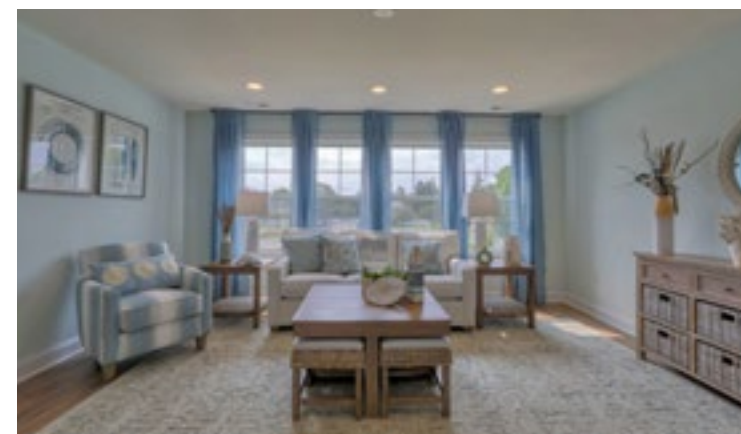
33737 Catching Cove Court • Lewes, DE 19958

Home from \$689,990 • 2,831 Sq.Ft.

302-644-0300 • livecapstone.com

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

The Admiral floorplan is a luxury floorplan built to the highest quality standards. The base price of this home is a true value and you will appreciate the many standard features that come with the Admiral at Catching Cove. These features include Anderson windows, Quartz bathroom vanity tops, Moen plumbing fixtures, Waypoint 400 series cabinets, 12x12 tile in all bathrooms, and much more. We have sold over 10 Admiral plans in the past 12 months.



The Mayberry

by Schell Brothers
 24033 Bunting Circle • Harbeson, DE 19951
Home as shown \$844,900 • 3,015 Sq.Ft.
 302-569-9075 • schellatwalden.com

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

This single-family ranch floor plan is the result of years of research and experience with consumers in the Delaware beach resort area. Whether it is an extra bedroom, study, loft, or den, the flexible floor plan gives you the ability to personalize the home to fit your individual needs, budget, and taste.



The Hannah

at The Estates at Milton Crossing by Capstone Homes
 27008 Whistling Duck Way • Milton, DE 19968
Home as shown \$984,105 • 1,816 Sq.Ft.
 302-644-0300 • livecapstone.com

👑 Best Luxury Community Home 4,000+ Sq.Ft. >\$400K

This open-concept layout provides plenty of space for entertaining, relaxing, and working. The main living area features a spacious kitchen with an island, a dining area, and a living room with a fireplace. The master bedroom suite has a private balcony, a walk-in closet, and a luxurious master bath. The Hannah also has two additional bedrooms and two full bathrooms. This model has been a top seller for the past 12 months, with over 15 units sold.



The Norfolk

by Foxlane Homes
 24141 Heartleaf Road • Frankford DE 19945
Home as shown \$783,174 • 3,066 Sq.Ft.
 302-493-9992 • foxlanehomes.com

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

The versatile Norfolk, with a multitude of options from a humble single floor ranch to a grand two floor beach home 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.

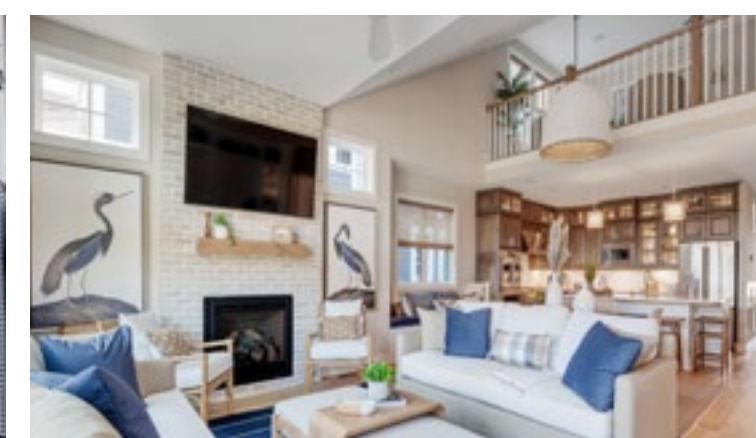


The Bluebell

at The Peninsula by Schell Brothers
 23838 Quiet Waters Avenue • Millsboro, DE 19966
Home as shown \$1,099,900 • 4,245 Sq.Ft.
 302-569-9312 • schellbrothers.com

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

Proven to be one of the most popular floor plans throughout several communities in the beach resort area, our objective was to design a space with a fun, fresh look that attracts the many different buyers, who range from growing families looking for a flexible open floor plan, to retirees seeking a primary or secondary home.



The Ivy
at Captain's Way by Capstone Homes
 14299 Schooner Run • Ellendale, DE 19941
Home as shown \$516,808 • 1,858 Sq.Ft.
 302-644-0300 • livecapstone.com

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

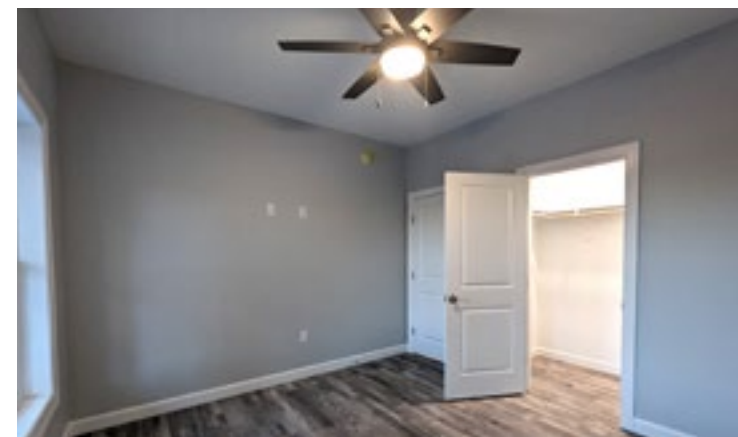
The Ivy model is built with quality features that you would find in a custom home. It features 2x6 exterior walls spaced every 16 inches with the ability to be customized to the client's specifications. Included in the base price are quartz bathroom vanity tops, 5 1/4 inch baseboard trim, 42" Waypoint cabinets and more. We have sold over 15 Ivy floorplans this year.



Willow-Durham
by Seely Homes
 Bridgeville, DE 19933
Home as shown \$493,500 • 3,052 Sq.Ft.
 302-470-5204 • seelyhomes.com

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

This beautiful home has 4 bedrooms, 3.5 baths, bonus room, media room, home office, open kitchen/dining/great room area, plus a Screened Porch and 2-Car Garage. With the fully finished second level and a variety of luxury finishes, plus well and septic installed, the final contract price was less than \$500,000. This gorgeous home was built on a 10+ Acre property, not included in cost.



St. Kitt's
by DRB Homes
 Millsboro, DE 19966
Home as shown \$469,990 • 2,708 Sq.Ft.
 302.485.0202 • drbhomes.com

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

This home boasts meticulously designed living spaces, incredible outdoor living choices, a kitchen that speaks to the culinary artist in you, the flexibility of choosing a bedroom, office or open dining room as well as a bedroom layout that provides privacy and serenity for all! It also offers storage on both levels, cabinetry on both sides of the oversized kitchen island, soaring family room ceilings and comforting outdoor fireplace options on the screened in porch!



Estate on Gills Neck
by Capstone Homes
 Lewes, DE 19958
Home from \$900,000 • 4,000 Sq.Ft.
 302-644-0300 • livecapstone.com

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

This estate was customized to the exact specifications of the customer. Every detail, from the flooring to the lighting to the cabinetry, was chosen with care and attention. The result is a stunning home that is sure to impress everyone who sees it. The price of this custom dream home is an incredible value, considering the high quality of construction and materials.



Degnan

by Sea Light Design-Build

Bethany Beach, DE 19930

3,877 Sq.Ft.

302-537-2071 • sealightdesignbuild.com

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

This custom home was situated on what could be 2 individual lots and was specifically designed to perfectly fit within the setbacks as to maximize the footprint of the restrictive lot. The homeowners had , and develop each lot for what would be a family compound just a little over a mile from the beach.



The Devon

by Capstone Homes

22420 Jayda Drive • Lewes, DE 19958

Home from the \$400s • 1,621 Sq.Ft.

302-644-0300 • livecapstone.com

👑 Best Single Family Home up to 2,000 Sq.Ft. \$220,000-\$400,000

The Devon is a beautiful home with an open floorplan that provides ample living space at an affordable price. The kitchen overlooks the great room, providing an excellent space for entertaining guests. The quality of this home matches what you would see in a custom home with 2x6 exterior walls spaced every 16 inches. The Devon continues to exceed our sales expectations every year, with over 20 sold in the last 12 months.



Aspen-Schrock

by Seely Homes

Bridgeville, DE 19933

Home as shown \$205,250 • 1,200 Sq.Ft.

302-470-5204 • seelyhomes.com

👑 Best Affordable Custom Home up to 2,000 Sq.Ft. <\$220,000

Charming two bedroom, two bathroom home with an added sunroom. According to our single, female, first-time home buyer, it perfectly aligned with her style and budget. It's built for the average individual or small family, in addition to clients with narrow lots. It not only matches the quality and desirability in price, but the beauty outweighs the cost. Costs were kept down without having to forfeit the most important feature of the home - quality.



Whitehall

at The Village of College Park by DRB Homes

533 Cpl. Vaughn O'Neil Hall Drive • Georgetown, DE 19947

Home as shown \$409,990 • 1,960 Sq.Ft.

302-504-8235 • drbhomes.com

👑 Best Single Family Home up to 2,000 Sq.Ft. \$220,000-\$400,000

The Whitehall embodies a stylish homage to affordability and family-oriented comfort. Crafted with the local community in mind, it epitomizes the spirit of Delaware. The expansive kitchen boasts ample storage and a generous island, perfect for entertaining gatherings with ease and comfort. The four bedrooms on the second level give the perfect space to inspire slumber parties, friendly gaming sessions, or serene retreats for visiting relatives.



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Baywood

by Ashburn Homes

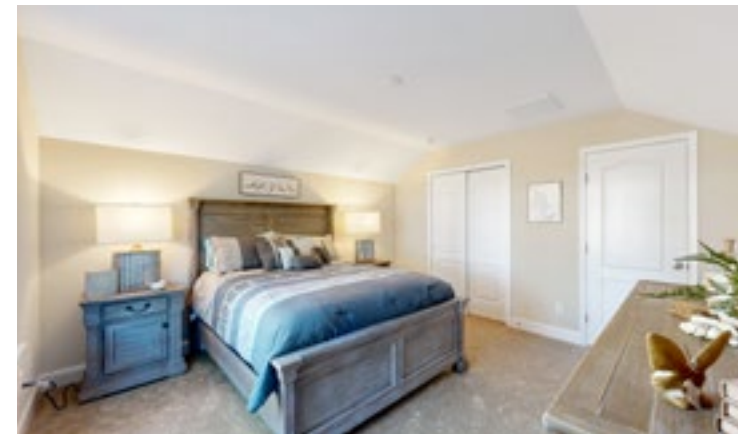
Millsboro, DE 19966

Home as shown \$493,522 • 2,644 Sq.Ft.

302-382-4627 • ashburnhomes.com

🏆 Best Single Family Home 2,000-3,000 Sq.Ft. \$220,000-\$400,000

In the realm of modern living, the concept of a small home with a big punch has emerged as a testament to efficient and stylish design. A prime example is a dwelling that blends an open, cozy family room with a kitchen, creating a harmonious living space. This innovative approach not only maximizes the utilization of limited square footage but also fosters a sense of togetherness within the family. The split bedroom design further enhances privacy and personal space, perfectly balancing communal and individual needs.



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Read Custom Home

by Seely Homes

Seaford, DE 19973

Home as shown \$300,600 • 1,876 Sq.Ft.

302-470-5204 • seelyhomes.com

🏆 Best Single Family Custom Home up to 2,000 Sq.Ft. <\$400,000

This design includes 9' ceilings, 3 bedrooms, 2.5 baths, a play/flex room, and an attached 2-car garage. The base price of this home, not including land, is \$295,000. With luxury features like a freestanding tub in the owner's suite, a corner propane fireplace insert, and a kitchen island with custom-built boothseating, this home totaled only \$300,600. This home was built on a .96 acre lot in the Greenbriar community in Seaford, Delaware.





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



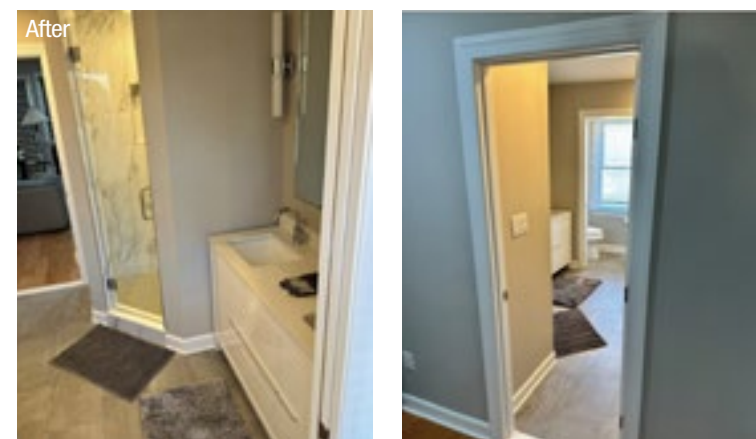
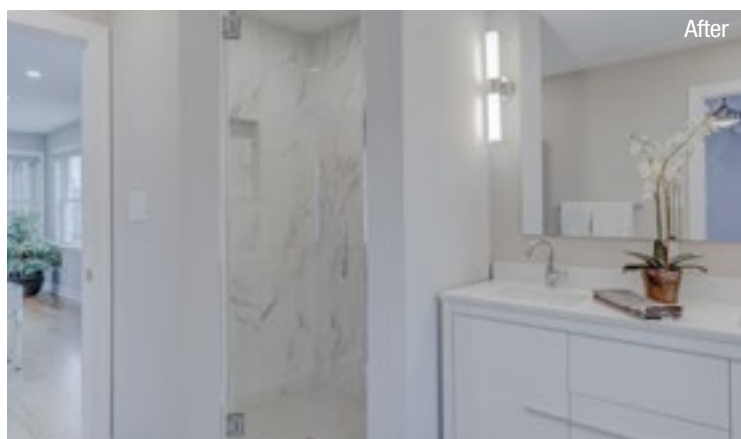
Beautiful Bathroom

by Sea Light Design-Build

Ocean View, DE 19970
 302.537.2071 • sealightdesignbuild.com

👑 Best Renovation \$25,000-\$50,000

It took skilled craftsmen and specialty contractors to implement numerous details to satisfy this homeowner's discerning taste to create a new 108 Sq.Ft. guest bathroom. The renovation allowed for a new large double sink vanity, custom tiled shower and private water closet. A mix of custom Wellborn premier cabinets, Stonegate countertops, Andersen Windows, Emtek door hardware, Hinkley electric fixtures, Delta stainless steel plumbing fixtures, framed mirrors, and more were added. The customers were elated with the outcome.



Sea Light Design-Build

302.537.2071 • sealightdesignbuild.com

- 👑 Delaware Remodeler of the Year
- 👑 Sussex County Remodeler of the Year
- 👑 Best Kitchen Design – Remodeler
- 👑 Best Bathroom 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.



Winning Modern Kitchen

by Sea Light Design-Build

Bethany Beach, DE 19930
Kitchen \$73,450 • 235 Sq.Ft.
 302.537.2071 • sealightdesignbuild.com

👑 Best Renovation \$50,000-\$75,000

These clients desired a kitchen that married well with an open dining and entertaining area. They not only received this, but were also presented with a kitchen fit for a gourmet cook. Moreover, a light-filled inviting space more than met the needs of their growing family. From unique details, interesting sight and ceiling lines, to well placed modern fixtures and appliances, what this team accomplished exceeded this client's expectations. They were overwhelmed with delight with the finished product.





Regal Award
Sussex County Custom Home Builder of the Year



Before

Winning Whole House

by Sea Light Design-Build
Bethany Beach, DE 19930
Home as shown \$696,186 • 5,042 Sq.Ft.
302.537.2071 • sealightdesignbuild.com

- 👑 Best Renovation over \$300,000
- 👑 Best Owner's Suite Design - Remodeler

The owners of this beach front home needed the exterior of their home to tie into each floor and capture the panoramic beach views from each level. They also wanted an inviting, large owner's suite, bathroom remodel and more. The 4th floor owner's suite became its own oasis with the exterior screened-in porch that opens up to the new deck. Plus, the multi-level exterior enhancements provide views over the beach dunes from many vantage points.



After



After

Bliss on the Bay

by MIKEN Builders
Fenwick Island, DE 19944
Home as shown \$1,996,765 • 4,802 Sq.Ft.
302-537-4444 • mikenbuilders.com

- 👑 Sussex County Custom Home Builder of the Year

This home is a one of a kind custom home that was built on the client's property that they purchased not long before construction started. We are certain the client was pleased with the quality and the value they received for the dollars they spent. The client not only has given us a rewarding testimonial, but they also allow us to show the home to new prospective clients.



Before

Stellar Alteration

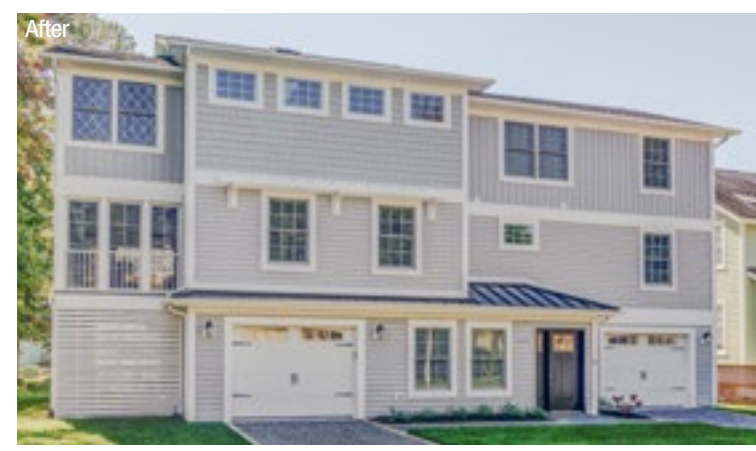
by Sea Light Design-Build
Rehoboth Beach, DE 19971
Home as shown \$995,427 • 4,638 Sq.Ft.
302.537.2071 • sealightdesignbuild.com

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

This 1960's style, in town beach bungalow was situated on what could be 2 individual lots. Our clients wanted to preserve some interior aspects of the original bungalow, submit a lot partitioning request to the town, move the existing bungalow to the newly approved lot, and develop each lot for what would be a family compound just a little over a mile from the beach.



After



After



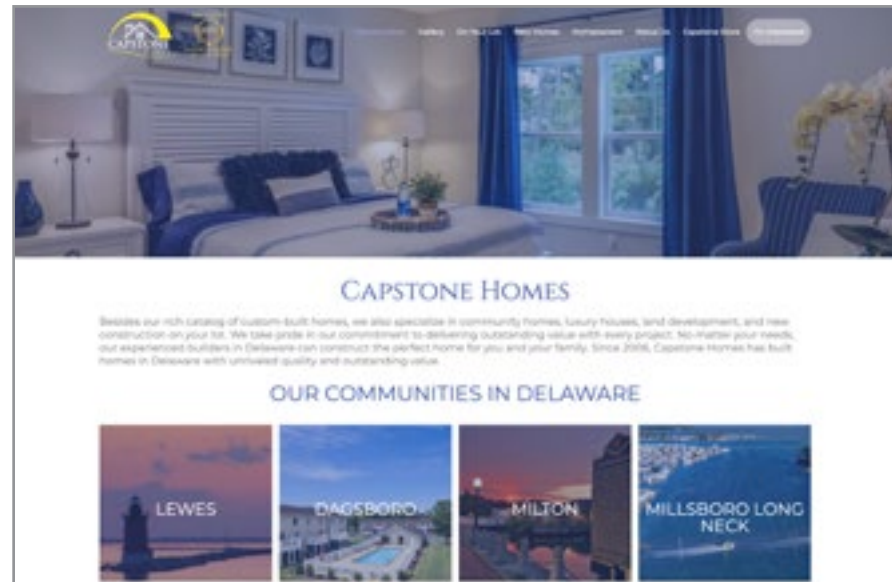
Capstone Homes

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

👑 Sussex County Best Marketing of the Year

The homepage of our website takes the viewer on a virtual tour of one of our award winning luxury custom homes. As you scroll down, you will find a group photo of our team and a brief introduction to our values. The webpage is easily accessible, with tabs that break down our communities, our On Your Own Lot program, our gallery, our About Us page, and more. We designed this website to be both visually pleasing and user-friendly.

Our billboards are visually appealing and attention-grabbing, but we never want them to be too distracting for drivers. This particular billboard uses bright colors and high resolution images to create a visually appealing message that is concise and to the point, so drivers can quickly get the information they need without being distracted.



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Auburn Meadows by Lennar

Smyrna, DE 19977
610-424-6469 • lennar.com

👑 Delaware Best Marketing of the Year

👑 Kent County Best Marketing of the Year

Lennar proudly present award-winning marketing campaigns, a seamless blend of innovation, connection, and impact. Through a strategic mix of billboards, email blasts, and events has established itself as a prime example of effective marketing in the retirement living sector and for Kent County.



Mendocino Luxe

by Lennar
Smyrna, DE 19977
Homes from \$444,990 • 2,300 Sq.Ft.
484-229-9570 • lennar.com

👑 Best Active Adult Community Home (75+ homes built)

The Mendocino Luxe is tailored for discerning 55+ buyers who desire spacious living without compromising on hosting family and friends. With main living areas, including the primary bedroom and laundry, conveniently situated on the first floor and a flexible space upstairs, it offers the perfect blend of comfort and versatility for our active 55+ buyer's needs.



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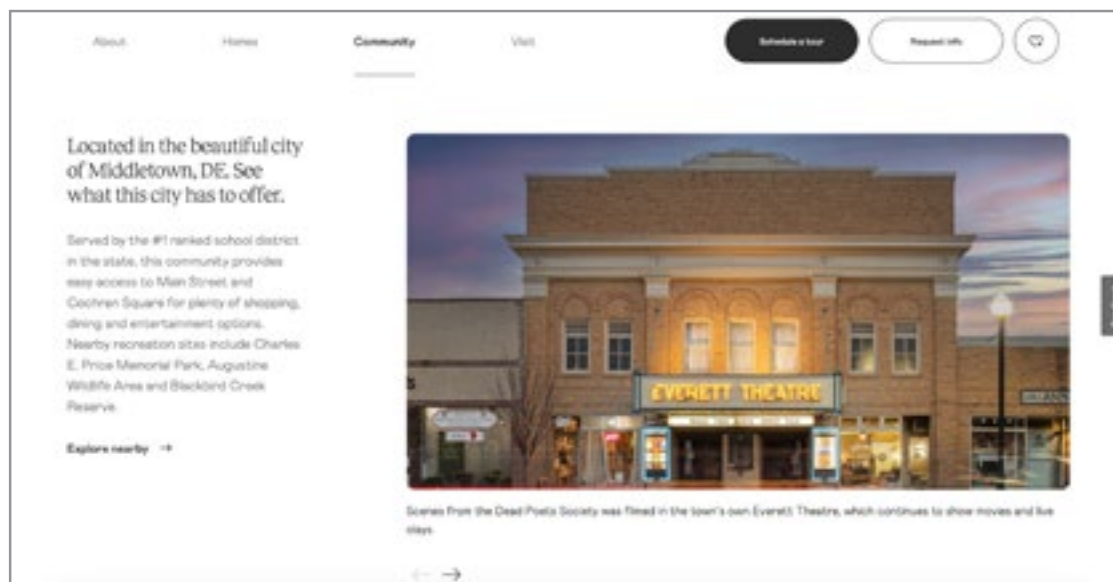
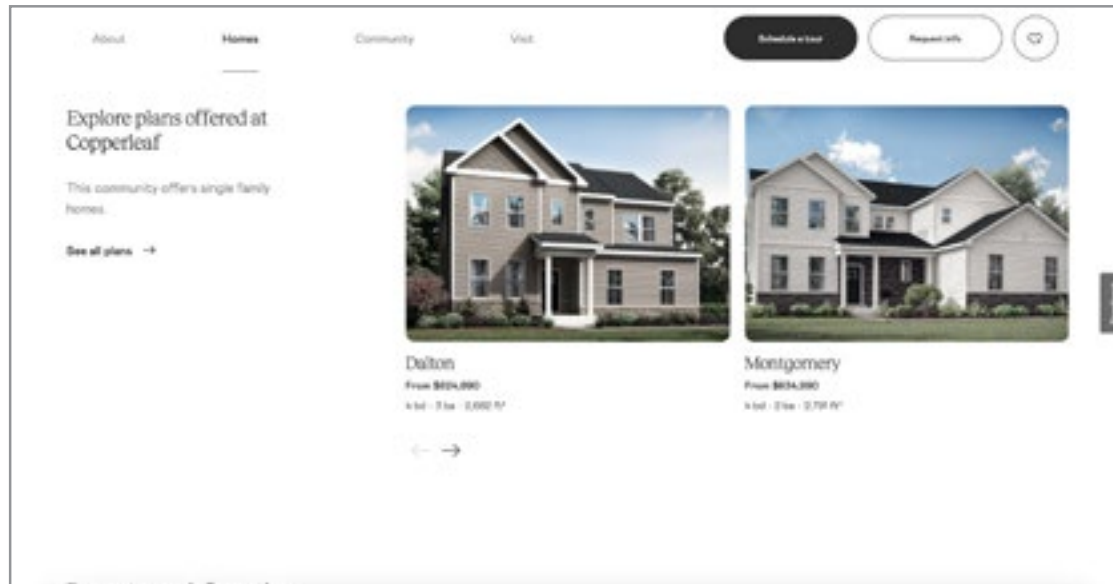
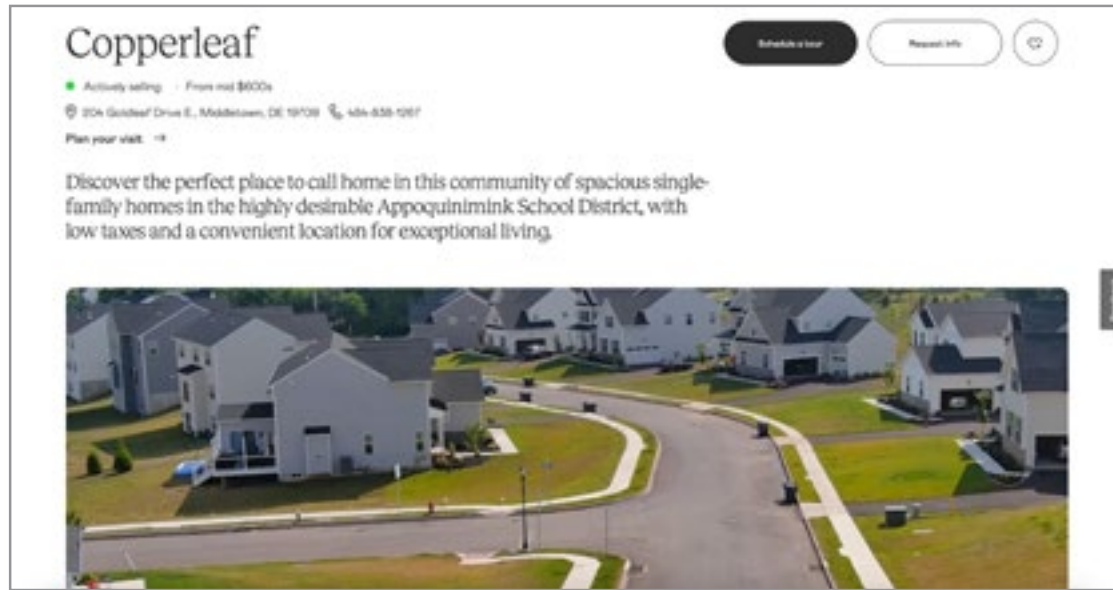


Copperleaf by Lennar

Middletown, DE 19709
302-660-1366 • lennar.com

👑 New Castle County Best Marketing of the Year

The Copperleaf website is a standout contender due to its ability to effectively engage potential buyers. Featuring captivating visuals, clear descriptions of community offerings, and comprehensive inventory listings, our website caters to a wide audience, including first-time or move-up families. With prominent call-to-action buttons prompting seamless tour scheduling, our website ensures a smooth user journey, delivering a memorable browsing experience for all visitors.



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at McKee Builders

Middletown, DE 19709

215-791-6948 • mckeebuilders.com/design-studio

👑 Best Design Center - Community Builder

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The Falls

by Capano Inc.

200 Mill Road • Wilmington, DE 19806

302-429.8700 • liveonthefalls.com

👑 Best Multi-Family Community Home for Rent up to 2,000 Sq.Ft.

The Falls features 345 apartments offering studio, 1 bedroom, 2 bedroom and 3 bedroom options ranging from \$1,700-\$4,200 per month. The design of the building lends itself to the rich history of the area, including the Bancroft Mills Textile Company. The materials used on the exterior and interior serve as an homage to the area's past - which includes stone (PA Blue Granite) and recycled, 100 year old brick as well as corrugated metal panels.



Aurora

at Copperleaf by Lennar

204 Goldleaf Drive E • Middletown, DE 19709

Home as shown \$705,990 • 3,461 Sq.Ft.

855-660-1366 • lennar.com

👑 Best Interior Design - Builder (75+ homes built)

The Aurora's interior design showcases skilled craftsmanship and attention to detail, providing inviting living spaces with a touch of Mediterranean style. Its unique approach, featuring bold colors and engaging artwork, sets it apart from others in the market, appealing to those looking for a modern yet classic design.



Before



After

Barley Mill Court

by DePenn Property Advisors

231 Colonial Avenue • Wilmington, DE 19805

4,350 Sq.Ft.

302-274-9599 • facebook.com/delpennpropertyadvisors

👑 Best Renovation \$75,000-\$300,000

This home had not been updated since the 1980's and, more importantly, had a hole in the roof from a fallen tree branch. We did a gut renovation from roof to interiors to landscaping, including all new bathrooms and kitchen, new flooring, and an expanded laundry/mudroom conveniently located off of the garage and kitchen. Inspired finish selections by our partner Brynn Charles Designs, with all work meticulously completed by GJK Enterprises.



After

Million Dollar Club Honorees

We applaud these exceptional achievements in sales:

Name / Company	Category - Level - Volume
Amanda Lipesky / Schell Brothers	\$1,000,000 - \$1,999,999 - Bronze - \$1,437,708
Karalyn Joseph / Capstone Homes	\$2,000,000 - \$4,999,999 Silver - \$2,213,000
David Litz / Ashburn Homes	\$5,000,000 - \$9,999,999 Gold - \$7,000,000
Jackie Skudrna / Christopher Companies	\$5,000,000 - \$9,999,999 Gold - \$8,158,060
Rosemary Wehberg / Schell Brothers	\$5,000,000 - \$9,999,999 Gold - \$9,456,529
Carole Britain / Schell Brothers	\$10,000,000 - \$14,999,999 - Platinum - \$10,183,959
Natalia Ovide Sprenkle / Foxlane Homes	\$10,000,000 - \$14,999,999 - Platinum - \$10,720,526
BJ Mitchell / Capstone Homes	\$10,000,000 - \$14,999,999 - Platinum - \$10,872,000
Jay Hauck / Schell Brothers	\$10,000,000 - \$14,999,999 - Platinum - \$11,423,855
Jessica Mattioni / Capstone Homes	\$10,000,000 - \$14,999,999 - Platinum - \$11,568,000
Shelby Handin / Capstone Homes	\$10,000,000 - \$14,999,999 - Platinum - \$12,121,000
Sarah Mushrush / Capstone Homes	\$10,000,000 - \$14,999,999 - Platinum - \$12,844,000
Emily Schlater / Capstone Homes	\$10,000,000 - \$14,999,999 - Platinum - \$12,106,000
Alicia Carroll / McKee Group	\$10,000,000 - \$14,999,999 - Platinum - \$14,281,951
Tyler Brock / Schell Brothers	\$10,000,000 - \$14,999,999 - Platinum - \$14,394,948
Tarah Scarborough / Schell Brothers	\$10,000,000 - \$14,999,999 - Platinum - \$14,602,544
Mollie Petrone / Schell Brothers	\$10,000,000 - \$14,999,999 - Platinum - \$14,606,788
Tyler Teed / Schell Brothers	\$10,000,000 - \$14,999,999 - Platinum - \$14,971,024
Ryan Gorman / LC Homes	\$15,000,000 and over - Diamond - \$15,400,595
Alexandra Perry / Schell Brothers	\$15,000,000 and over - Diamond - \$15,577,999
Austin Oswinkle / Schell Brothers	\$15,000,000 and over - Diamond - \$15,806,608
Cheryl Simmons / Lennar	\$15,000,000 and over - Diamond - \$16,163,412
Frank Ryan / Schell Brothers	\$15,000,000 and over - Diamond - \$17,421,605
Matt Skalka / Foxlane Homes	\$15,000,000 and over - Diamond - \$18,064,975
Amanda Kincaid / Schell Brothers	\$15,000,000 and over - Diamond - \$18,907,583
Joe Wobeter / Schell Brothers	\$15,000,000 and over - Diamond - \$19,827,623
Adam Pettengell / Schell Brothers	\$15,000,000 and over - Diamond - \$20,343,366
Josh Stone / Schell Brothers	\$15,000,000 and over - Diamond - \$21,700,545
Christy Dorman / DRB Group	\$15,000,000 and over - Diamond - \$22,419,579
Nickole Steele / Lennar	\$15,000,000 and over - Diamond - \$22,717,635
Josh Hoinowski / Schell Brothers	\$15,000,000 and over - Diamond - \$38,058,339
Natalie Hay / Schell Brothers	\$15,000,000 and over - Diamond - \$49,236,300

Individual of the Year Awards

We applaud these exceptional professional achievements:

Award - Name	Company
Designer of the Year - Décor Direct Interiors	Schell Brothers
Loan Officer of the Year - Jon Wilson	Movement Mortgage
Project/Production Manager of the Year - Shannon Bull	Capstone Homes
Project/Production Manager of the Year - Remodeler - Brendan Welch	Sea Light Design-Build
Sales Person of the Year - Cheryl Simmons	Lennar
Selections/Options Coordinator of the Year - Natasha Barbosa Kleinstuber	Capstone Homes
Selections/Options Coordinator of the Year - Remodeler - Kathryn (Katie) Sanchez	Sea Light Design-Build
Superintendent of the Year - Andrew Brickey	Schell Brothers

Photos below from 2023 Regal Award ceremony



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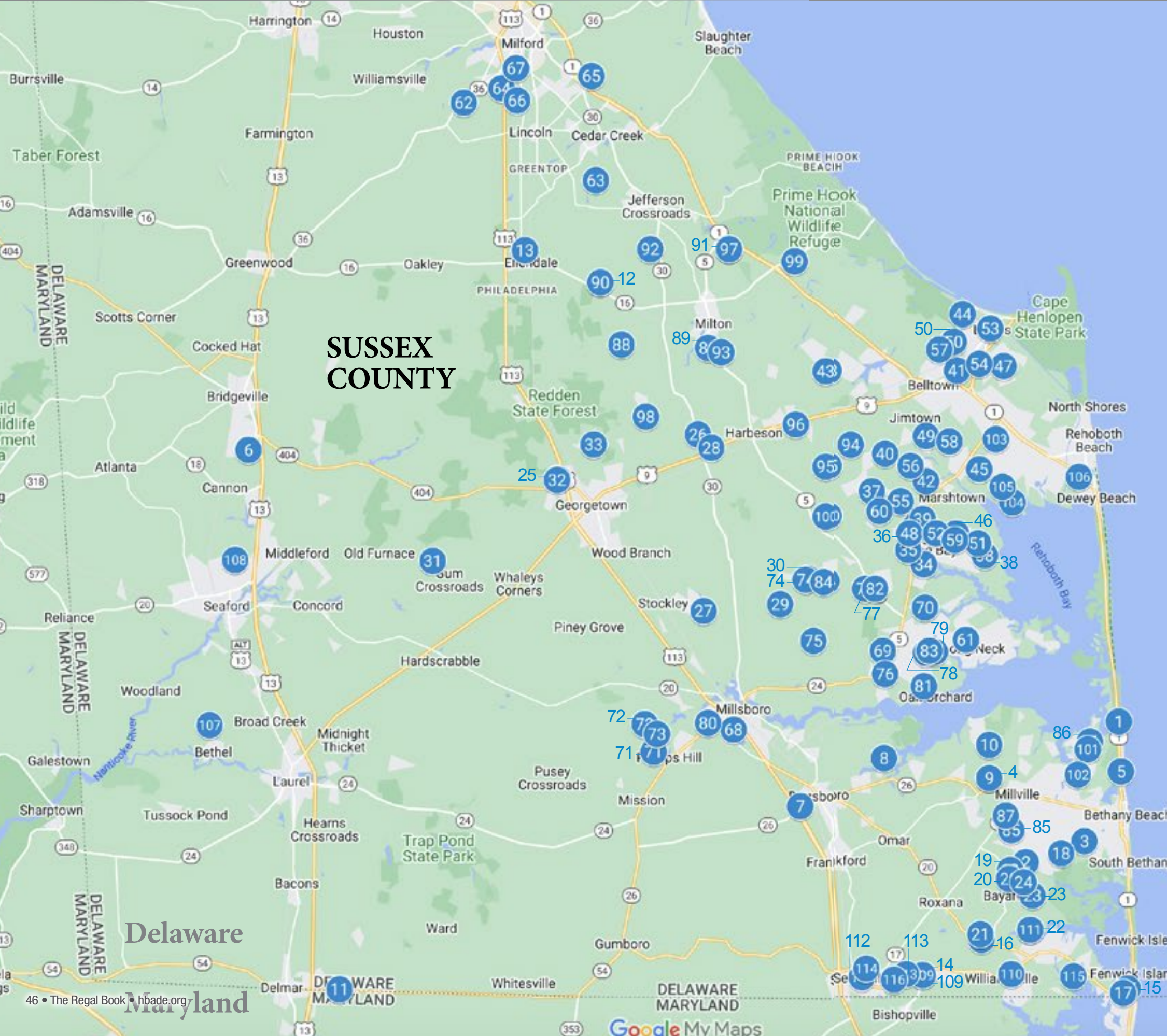
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SUSSEX COUNTY

SUSSEX COUNTY

Bethany Beach

- 1. Breakwater Beach
- 2. Friendship Creek
- 3. Inland Bays
- 4. Seagrove at Bethany Beach
- 5. Windward Village

Bridgeville

- 6. Heritage Shores

Dagsboro

- 7. Cea-Dag
- 8. Marina at Pepper's Creek
- 9. Seagrove at Bethany Beach
- 10. The Knoll at Irons Lane

Delmar

- 11. Stillwater Landing

Ellendale

- 12. Captain's Way
- 13. Ingram Village

Fenwick Island

- 14. Atlantic Lakes
- 15. Bayside
- 16. East Gate
- 17. Lighthouse View

Frankford

- 18. High Point Preserve
- 19. Milos Haven
- 20. Sycamore Chase
- 21. Sweetbay
- 22. The Estates at Bridgewater
- 23. The Estuary
- 24. Woodlands at Bethany

Georgetown

- 25. Admiral's Landing
- 26. Azalea Woods
- 27. Estates of Morris Mill
- 28. Hawthorne
- 29. Johnsonville
- 30. Liberty West
- 31. Stag Run
- 32. The Village of College Park
- 33. Wilson Road

Harbeson

- 34. Serenity at Pinewater Farm
- 35. Walden

Lewes

- 36. Acadia Landing
- 37. Anchors Run
- 38. Atlantic East
- 39. BeachTree Preserve
- 40. Cardinal Grove
- 41. Catching Cove
- 42. Chase Oaks
- 43. Compass Point
- 44. Fisher's Cove
- 45. Four Seasons at Scenic Harbor
- 46. Hailey's Glen
- 47. Hawkseye
- 48. Headwater Cove
- 49. Kindleton
- 50. Lewes Waterfront Preserve
- 51. Marsh Island
- 52. Middle Creek Preserve
- 53. Olde Town at Lewes
- 54. Showfield
- 55. Tall Grass Estates
- 56. Tanger Woods
- 57. Tower Hill
- 58. Welches Pond
- 59. Windswept at Lewes
- 60. Woods at Burton Pond

Long Neck

- 61. Pot-Nets

Milford

- 62. Abbotts Pond
- 63. Canaan Woods
- 64. Cypress Hall
- 65. Edgewood Acres
- 66. Milford Ponds
- 67. Simpsons Crossing

Millsboro

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- 71. Citation Meadows
- 72. Deere Country
- 73. Ingram's Point
- 74. Liberty East
- 75. Mount Joy
- 76. Patriots Glen
- 77. Pelican Point
- 78. Peninsula Lakes

Millville

- 79. Peninsula Still Waters
- 80. Plantation Lakes
- 81. Plover Point
- 82. Stonewater Creek
- 83. The Peninsula
- 84. Wetherby
- 85. Egret Shores
- 86. Hudson's Reserve
- 87. Millville By The Sea

Milton

- 88. Burton Road
- 89. Cannery Village
- 90. Captain's Way
- 91. Estates at Milton Crossing
- 92. Estates at Reynolds Pond
- 93. Heritage Creek
- 94. Lightship Cove
- 95. Miralon
- 96. Monarch Glen
- 97. Quail Run Estates
- 98. The Vines of Sandhill
- 99. Woodfield Preserve
- 100. Woodridge

Ocean View

- 101. Marlin Chase
- 102. Sunset Harbor at Bethany Beach

Rehoboth Beach

- 103. Arbor-Lyn
- 104. Cattail Villas
- 105. Osprey Point
- 106. Sping Lake

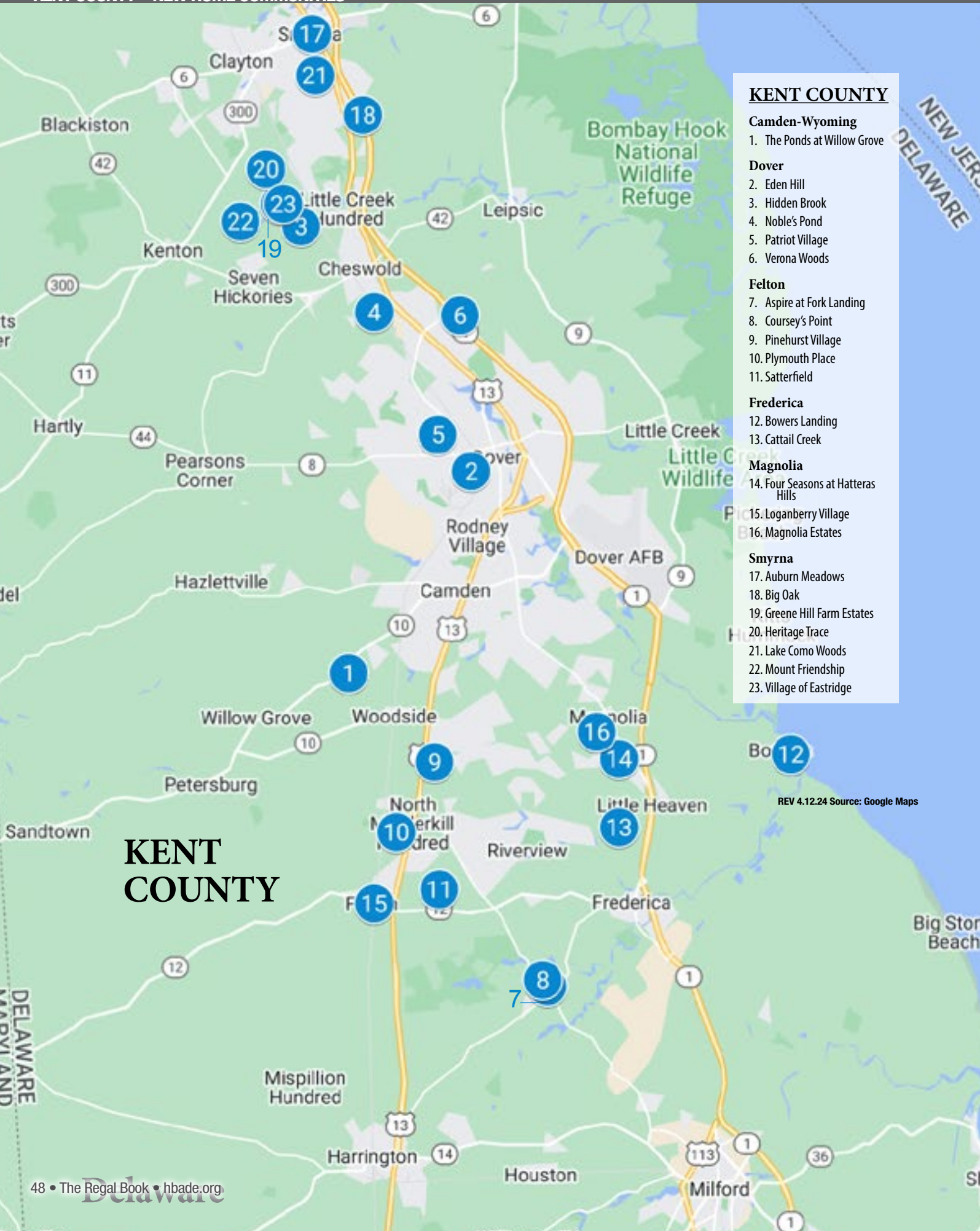
Seaford

- 107. Cypress Pointe
- 108. Mearfield

Selbyville

- 109. Atlantic Lakes
- 110. Bay Knolls
- 111. Bridgewater
- 112. Coastal Crossing at Bayside
- 113. Coastal Villages
- 114. Creek Haven
- 115. Maple Crest
- 116. Schooner Landing

If your new home community needs editing or is missing from these maps, please email your company name, community name and address to info@hbade.org.
REV 4.12.24 Source: Google Maps



- KENT COUNTY**
- Camden-Wyoming**
1. The Ponds at Willow Grove
- Dover**
2. Eden Hill
 3. Hidden Brook
 4. Noble's Pond
 5. Patriot Village
 6. Verona Woods
- Felton**
7. Aspire at Fork Landing
 8. Coursey's Point
 9. Pinehurst Village
 10. Plymouth Place
 11. Satterfield
- Frederica**
12. Bowers Landing
 13. Cattail Creek
- Magnolia**
14. Four Seasons at Hatteras Hills
 15. Loganberry Village
 16. Magnolia Estates
- Smyrna**
17. Auburn Meadows
 18. Big Oak
 19. Greene Hill Farm Estates
 20. Heritage Trace
 21. Lake Como Woods
 22. Mount Friendship
 23. Village of Eastridge

REV 4.12.24 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. Boyds Corner Farm
 6. Brighton Townhomes
 7. Copperleaf
 8. Crossings at Silver Lake
 9. Four Seasons at Baymont Farms
 10. Highlands at Back Creek
 11. Middletown Reserve
 12. Parks Edge at Bayberry
 13. Pleasanton
 14. Ponds of Odessa
 15. Rothwell Estates
 16. Summit Pointe
- Newark**
17. The Meadows at Bayberry
 18. The Ponds at Bayberry
 19. The Reserve at Ponds of Odessa
 20. The Town of Whitehall
 21. The Village of Bayberry
 22. Traditions at Whitehall
- Townsend**
23. The Cascades
 24. The Estates at Goldsborough Farm
 25. The Preserve at Robinson Farms
 26. The Preserve at Robinson Farms 55+
 27. The Woods at Hidden Creek

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*~Alex M., an Owner and President
of Seaboard Hospitality*

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ideas and exceptional results. Their work has played
a significant role in helping us establish and grow our
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as a partner in our success.”*

*~Joe M., Broker associate, REALTOR, ABR
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