

The Cinderberry Community Buzz | Winter 2016

To the Residents of Village of Cinderberry, I wish to extend my "thanks" for 2015. Thank you for your trust and confidence. Together I feel we were quite successful in reaching our real estate goals. It is always a pleasure to introduce new residents to Cinderberry. As soon as they enter the neighborhood, the pride of ownership shines! I don't hesitate to share what a warm and friendly community this is to live in. It feels like home and it is a pleasure to be part of this community. I'm excited to say I have made many friends. Looking forward to 2016, I'd like to take this opportunity to share with you a wrap up of 2015 Home Sales in the neighborhood and some timely real estate news as well.

Crock Pot Lovers: It's time to "hunker down" with a crock pot of love! Whatever the reason you use your crock pot, it's sure to fill your home with the scent of a slow home cooked meal without a lot of fuss. You can read about slow cooker basics, download a ton of recipes including 22 Healthy Crock Pot Recipes on our Blog. Plug In your pot, light your fireplace, make a hot toddy (there's recipes for hot drinks on our Blog, too), or invite your neighbors over for a little crock pot comfort food. In Debbie's Recipe Corner, try this Crock Pot Roast Chicken below is dairy free, gluten free, low fat. If you try it, let me know how you liked it, email me.

Homes SOLD in 2015

Address	List Price	Bedrooms	Baths	Sq. Ft.	Listing Brokerage	Selling Brokerage
24 Silverberry Street	\$210,000	2	2	1,771	Active Adults Realty	Coldwell Banker
11 Teaberry Lane	\$219,500	3	2	1,595	Indian River	Berkshire Hathaway
42 Cinder Way	\$215,000	2	2	1,664	Active Adults Realty	Keller Williams
27 Bayberry Street	\$220,000	2	2	1,585	Active Adults Realty	Kent County Realtor
24 Teaberry Lane	\$245,000	2	2	1,650	Indian River	Re/Max Assoc
4 Cranberry Court	\$240,000	3	2	2,281	Active Adults Realty	Re/Max Eagle
52 Frankenberry Drive	\$238,500	3	2	1,880	Active Adults Realty	Indian River
35 Frankenberry Drive	\$249,900	3	2	1,934	Gallo	Lingo
25 Dewberry Drive	\$245,000	2	2	1,662	Active Adults Realty	Active Adults Realty
3 Teaberry Lane	\$250,000	3	2	1,765	Indian River	Indian River
1 Castleberry Lane	\$260,000	2	2	1,744	Active Adults Realty	Active Adults Realty
46 Frankenberry Drive	\$270,000	3	2	1,903	Active Adults Realty	Lingo
33 Silverberry Street	\$279,900	3	3.5	2,400	ResortQuest DE	Active Adults Realty

TOP REASONS TO SELL YOUR HOME TODAY

1. Inventory is Low
2. Demand is Strong
3. Home Prices are Rising
4. Rates are Holding



I focus on properties for sale in the Village of Cinderberry.

Homes PENDING SALE Right Now!

Address	List Price	Bedrooms	Baths	Sq Ft	Listing Brokerage	Selling Brokerage
24 Dewberry Drive	\$260,000	2	2	1,566	Active Adults Realty	Active Adults Realty

Active Homes LISTED FOR SALE

Address	List Price	Bedrooms	Baths	Sq Ft	Listing Brokerage
2 Castleberry Lane	\$199,900	3	2	1,512	THE OLDFATHER GROUP
9 Huckleberry Drive	\$200,000	2	2	1,338	Active Adults Realty
6 Frankenberry Drive	\$214,900	2	2	1,746	JOSEPH MAGGIO
7 Elderberry Street	\$215,000	2	2	1,403	Lingo
4 Elderberry Street	\$225,000	2	2	1,601	Active Adults Realty
7 Huckleberry Drive	\$225,000	2	2	1,758	Active Adults Realty
10 Bayberry Street	\$225,000	2	2	1,565	Active Adults Realty
11 Elderberry Street	\$235,000	2	2	1,636	Indian River

What SOLD in SUSSEX COUNTY in 2015

The numbers indicate that nearly \$1.52 billion in southern Delaware real estate changed hands in 2015. There were over 5,000 properties sold during the calendar year. And single-family home sales for 2015 accounted for more than \$1 billion.

Read What SOLD in 2015 at Active Adults Realty on our Blog

I hope you find this information useful. The Team at Active Adults Realty and I remain committed to being the most knowledgeable REALTORS® in our target market, Boomers and Beyond. We will keep up with current industry trends and utilize successful online marketing strategies to sell your property. If you have any questions or need further information, please call me on my cell anytime or email me. *-Debbie Shearer*

Healthy Crock Pot Roast Chicken by Kristen

Ingredients

- 3.5 - 4lb whole chicken, giblets & neck removed
- 2 Tablespoons butter, melted
- 2 Tablespoons extra virgin olive oil
- 1 Tablespoon paprika , 1 Tablespoon garlic powder
- 2 teaspoons salt, 1 teaspoon onion powder and 1-1/2 teaspoons black pepper
- 6 ripped sheets foil, crumpled into balls

Directions: Start by crumpling 5 or 6 sheets of foil into balls then lay them into the bottom of a 5 quart crock pot. Pat chicken dry and remove skin if desired to lower fat content (the chicken may be just slightly less juicy but better for you.)

Combine butter and extra virgin olive oil in a small bowl then stir in spices. Brush all over chicken, including under skin, then place chicken breast-side up in crock pot. Cook on high for 3-4 hours, or low for 6-7, or until meat is tender, and thigh can be easily removed. Serves 4. While your chicken cooks, take a swim, play a game, see a movie and enjoy your Cinderberry lives.

DEBBIE'S RECIPE CORNER

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