Making Coastal Delaware home

A relocation planning guide and personal move worksheet



Explore the everyday version of life here.

A visit shows you what you enjoy. A thoughtful relocation plan helps you decide how you want to live. Use this guide to explore places, test your routine, and coordinate the practical details of a move with Joe Sterner.

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Start with a short list of places to explore.

Use towns as starting points. Choose a home by its exact setting and your priorities.

Starting point	What to compare on your visit
Lewes area	The town center, bay and ocean destinations, trails, and the routes between a candidate home and the places you expect to use.
Rehoboth Beach area	In-town and surrounding neighborhoods, ocean access, errands, parking, and the routes you will use at busy times.
Dewey Beach area	The ocean and bay sides, the surrounding activity, parking arrangements, and whether the setting fits your daily routine.
Bethany Beach area	Town-center and surrounding locations, beach access, errands, and the specific rules and obligations of each property.
Milton area	Town and surrounding settings, available home types, and the actual drive to your preferred beach, services, and weekly activities.
Millsboro / Long Neck area	Inland and bay-area options, community amenities, land ownership or lease terms, and routes to your usual destinations.

Choose places by fit, not a ranking.

There is no single best area for everyone. Ask Joe to narrow the list using your budget, home requirements, and daily destinations. Verify property details and current local rules before deciding.

Give your future routine a trial run.

A useful scouting visit includes ordinary errands as well as the places you love on vacation.

Try it	Record what you learn
Drive your actual routes	From the home to groceries, work, regular appointments, and your preferred beach or town center. Repeat at a time you would normally travel.
Walk the setting	Look at sidewalks, crossings, lighting, parking, and access. Confirm permitted access rather than assuming a nearby amenity is included.
Test work-from-home needs	Check address-specific internet options, installation timing, mobile coverage, and the space you would work in.
Explore more than one season	If possible, visit during a busy period and a quieter one. Observe traffic, activity, and the services you expect to use.
Confirm essential services	Contact providers directly about availability. If schools matter to your move, verify the assigned schools and enrollment requirements with the district.

Three places I expect to visit every week

One thing to check again before choosing an area

Plan the transition before choosing the date.

Make the housing sequence and the costs visible early.

Possible sequence	Trade-offs to discuss
Sell, then buy	Clarity about proceeds and sale timing; may require temporary housing, storage, or more than one move.
Buy, then sell	More control over where you move next; may require carrying two homes and additional financing or cash.
Rent while exploring	Time to experience daily life; introduces lease terms, moving costs, and uncertainty about later inventory and pricing.

Build the complete move budget.

Include housing and transaction costs, movers, travel, storage, temporary accommodation, overlapping housing payments, utility setup, immediate work, furnishings, and a reserve for the unexpected. Get written quotes for the parts you can estimate now.

Check each property's obligations.

Review taxes, insurance, association dues and rules, potential assessments, utilities, maintenance, and any ground rent. If rental use is part of your plan, confirm applicable property, association, and local requirements before relying on income.

For property research, start with Delaware's Flood Planning Tool and DNREC Septic Systems. Ask appropriate professionals to interpret information for the exact address. Maps alone do not establish flood safety.

Give every moving task an owner and a date.

Use the signed agreements and confirmed move schedule to set your actual timeline.

When	Actions to coordinate
Before committing	Confirm the housing sequence, budget, professional advisers, key property documents, and any timing constraints.
Once dates are reliable	Obtain moving and storage quotes, review cancellation terms, plan travel and pet logistics, and arrange needed time away from work.
Before moving week	Confirm utility and internet dates, insurance arrangements, address changes, records transfers, and essential appointments. Check current state and local requirements for your circumstances.
Moving week	Keep essential documents, medications, chargers, keys, and immediate-use items with you. Coordinate access, walkthrough, possession, and a contact for any delays.
After arrival	Confirm home access and services, keep closing and warranty records, meet association or service contacts, and create a short maintenance list.

Keep one simple move tracker.

For each task, note the person responsible, confirmed date, contact details, cost, and next step. Separate a requested appointment from a confirmed one. Keep sensitive documents in a secure place.

This is a general organizing guide, not a legal, tax, financial, insurance, or medical recommendation. Confirm requirements and availability directly with the relevant professionals, providers, and public agencies.

Your relocation worksheet

A few clear priorities will help Joe make your exploration more useful.

Why I am moving / how I want daily life to feel

Areas to explore and weekly destinations

Home requirements and comfortable budget

Target timing and current-home or lease constraints

Must-confirm items before the move

Make your next step a useful one.

Send Joe your target timing, the places you are considering, and two must-haves. He can help you compare locations and homes, then plan a focused visit around your priorities.

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