



WE RECEIVED THE HIGHEST RECOGNITION  
FOR A BUILDER IN NORTH AMERICA,  
PROBUILDER'S 2023 BUILDER OF THE YEAR.

# Arbor-Lyn



# GET TO KNOW ARBOR-LYN!

## **WHY ARBOR-LYN?**

Arbor-Lyn is a local's dream: Perfectly placed just minutes away from all that Rehoboth and Lewes have to offer. Travel like a local and enjoy easy access to local restaurants, grocery stores and shopping without ever going on any major highways. This low-maintenance community offers basement lots and a wide variety of new home floor plans to choose from, extensively personalized to fit you and your family's needs.

## **HOW MANY HOMES ARE IN THE COMMUNITY?**

Upon completion, Arbor-Lyn will have 142 homes.

## **WHAT'S INCLUDED IN THE COA BENEFITS & WHAT ARE THE FEES?**

The COA fee are \$190 per month and includes the community clubhouse with outdoor pool, pool deck, lounge area, covered porch with fireplace. It also includes grass cutting, edging, seasonal clean-up, leaf removal and blowing on each lot (excludes flower beds) and irrigation. Snow removal on community streets and common area maintenance (including ponds) are also included in the COA fee.

## **WHAT TYPE OF FLOOR PLANS ARE OFFERED AT ARBOR-LYN?**

Arbor-Lyn offers our Coastal Series homes. Square footages range from 1,331 sq. ft. to 4,820 sq. ft. depending on the structural selections you make to personalize your home.

## **DO YOU OFFER BASEMENTS?**

Yes! A crawlspace foundation is included in the base price of the home, but depending on the homesite, you may choose to get an unfinished or finished basement.

## **WHAT TYPE OF HEAT/ENERGY SOURCE WILL BE IN THE HOMES?**

This community provides natural gas. We also offer additional options such as Dual Fuel and Solar.

## **WHO ARE THE UTILITY COMPANIES?**

Public Water – Tidewater Utilities  
Electric – Delaware Electric Co-Op  
Phone/Cable – Comcast Xfinity  
Sewer – Sussex County

## **HOW MUCH ARE THE PROPERTY TAXES?**

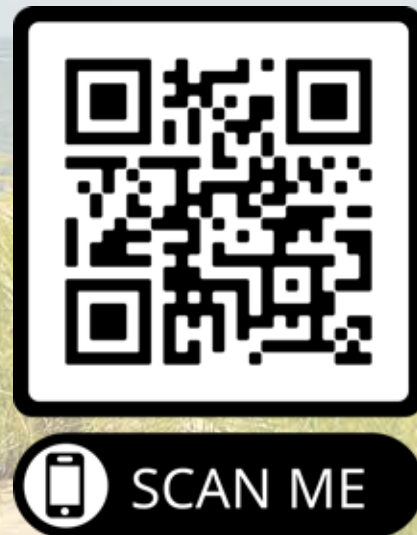
Property taxes typically range from \$2,000 to \$3,000 per year . . . not per month. . . per year. Yes, we know that seems too low to be true ;). Delaware also has no sales tax and consistently ranks in the top 5 for the most tax-friendly states.

## **HOW CLOSE IS THE BEACH?**

Living at Arbor-Lyn, you are a quick drive away from the beach. Rehoboth is only about 4 miles away and Lewes Beach is 5 miles away.

## **WHAT SCHOOL DISTRICT IS ARBOR LYN LOCATED IN?**

This community is located in the Cape Henlopen School District. The schools that service Arbor-Lyn are Love Creek Elementary, Beacon Middle School, and Cape Henlopen High School.





# SITE PLAN



Site plan is for illustrative purposes only and is subject to change without notice. Please contact the County Planning and Zoning Office for the most current information. Homesite premiums may apply.  
Homesites shown are available as of Apr 03, 2024.

## HOMESITE PREMIUMS

#3 \$0	#76 \$0
#44 \$7,500	#78 \$0
#45 \$6,000	#102 \$0
#47 \$3,000	
#63 \$5,000	
#64 \$5,000	
#65 \$5,000	
#66 \$5,000	
#68 \$7,500	
#69 \$7,500	









Optional Elevation B

# The Orchid

Beds: 3 - 4 | Baths: 2 - 3.5 |  
 Heated Sqft: 1,567 - 3,250 | Total Sqft: 1,909 - 5,205

*\*Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR  
 Included Elevation A



**SCAN ME**  
 for pricing  
 and incentives.









# The Bluebell

Beds: 3 - 6 | Baths: 2 - 4 |  
 Heated Sqft: 1,785 - 4,567 | Total Sqft: 2,188 - 6,468

*\*Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



**SCAN ME**  
 for pricing  
 and incentives.





Optional Elevation D

# The Iris

Beds: 3 - 6 | Baths: 2.5 - 5.5 |  
Heated Sqft: 2,054 - 4,278 | Total Sqft: 2,404 - 5,076

*\*Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR  
Included Elevation A

SECOND FLOOR  
Included Elevation A



**SCAN ME**  
for pricing  
and incentives.





# The Jasmine

Beds: 3 - 6 | Baths: 2.5 - 5.5 |  
Heated Sqft: 2,301 - 4,830 | Total Sqft: 3,159- 6,095

*\*Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



**SCAN ME**  
for pricing  
and incentives.





Optional Craftsman Elevation

# The Hadley

Beds: 3 - 6 | Baths: 2.5 - 4.5 |  
Heated Sqft: 2,358 - 4,587 | Total Sqft: 3,189 - 6,347

*\*Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR  
Included Elevation A



SECOND FLOOR  
Included Elevation A



**SCAN ME**  
for pricing  
and incentives.





Optional Elevation B

# The Lilac

Beds: 4 - 6 | Baths: 2.5 - 4.5 |  
Heated Sqft: 2,431 - 4,820 | Total Sqft: 3,208 - 6,739

*\*Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR  
Included Elevation A

SECOND FLOOR  
Included Elevation A



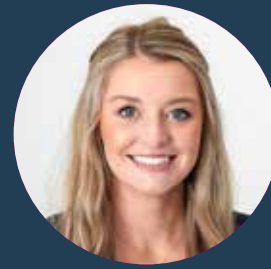
**SCAN ME**  
for pricing  
and incentives.



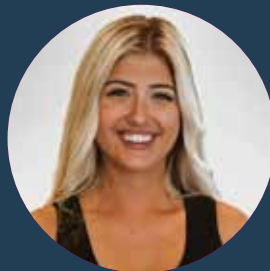
**Visit [schellbrothers.com](https://schellbrothers.com) or contact our Sales Team for more information or to set up an appointment.**



**Frank Ryan**  
(302) 569-9367  
[frank@schellbrothers.com](mailto:frank@schellbrothers.com)



**Alli Perry**  
(302) 569-9377  
[alexandra.perry@schellbrothers.com](mailto:alexandra.perry@schellbrothers.com)



**Brooke Corder**  
(302) 515-4663  
[brooke.corder@schellbrothers.com](mailto:brooke.corder@schellbrothers.com)

Beyond the beauty and comfort of our home, we are thrilled that there is a true sense of community at Arbor-Lyn. The diverse group of homeowners naturally blend to create a respectful, caring, and fun atmosphere with people looking out for everyone's well-being. We're so happy we chose Arbor-Lyn. The friendships we've made in such a short time have exceeded our expectations.

- Matt Greene and Jim Pearson



Scan me  
for more info on  
Arbor-Lyn

© 2024 Schell Brothers LLC. All Rights Reserved. Renderings are an artist's conception and are for illustrative purposes only. Floor plans have an extensive list of structural options for further personalization. All information is subject to change without notice. Updated 2.2.24

