



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



# CARDINAL GROVE





# GET TO KNOW CARDINAL GROVE!

## WHY CARDINAL GROVE?

Cardinal Grove is tucked off of Beaver Dam Road and is a small footprint community that will have an incredible pool, cabana area, and patio that the whole family will enjoy. With easy access to the beach and very direct routes to urban areas, you can dig your toes in the sand in just minutes but return to the city when work is calling!

## WHAT ARE THE AMENITIES?

Cardinal Grove features an outdoor pool with bathhouse, sun ledge, and spa. The pool is approx. 4,000 sqft, offers shallow areas on each side with a deep area in the center. The patio area with 3 built-in cabanas, lounge chairs, and built-in landscape planter beds. Homeowners can also enjoy a covered built-in bar area with separate grilling station, outdoor fireplace with seating area underneath trellis. The community will also have a fenced in playground, cornhole and horseshoe pits, and walking trail with benches.

## HOW MANY HOMES ARE IN THE COMMUNITY?

Once completed, Cardinal Grove will have 98 homes.

## WHAT TYPE OF FLOOR PLANS ARE OFFERED AT CARDINAL GROVE?

Cardinal Grove offers a variety of single-family floor plans ranging from 1,411 heated sqft up to 4,000+ heated sqft based on personalized selections. Each home offers something a little different, whether you're looking for a first floor or second-floor primary suite, a single-story home, or a place to entertain friends & family, we have the right home to fit your needs. Homes are built on a 4' conditioned crawl space standard and basements are available on select homesites.

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

Cardinal Grove HOA dues are \$274/month and include: Grass cutting & fertilization, and community amenities. Fees include common area landscaping, irrigation, and maintenance (including streets, sidewalks, streetlights, and mail station), community ponds and foundations, snow removal on main roads, curbside garbage & recycling services, bus stop area, and professional property management company.

## WHO ARE THE UTILITY COMPANIES?

Natural gas - Chesapeake  
Electric - Delmarva Power  
Cable/Internet - Verizon  
Water - Tidewater Utilities  
Sewer - Sussex County

## HOW MUCH ARE THE PROPERTY TAXES?

Property taxes typically range from \$2,000 - \$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?

Cardinal Grove is located 9 miles from downtown Rehoboth Beach and 6 miles from downtown Lewes.

## WHAT SCHOOL DISTRICT IS CARDINAL GROVE LOCATED IN?

Cardinal Grove is in the Cape Henlopen School District, which includes Milton Elementary, Mariner Middle and Cape High School.



# Cardinal Grove



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 Jan 29, 2024.

## HOMESITE PREMIUMS

#25 \$15,000	#49 \$5,000	#77 \$20,000	#87 \$0
#26 \$15,000	#50 \$10,000	#78 \$20,000	#90 \$5,000
#27 \$15,000	#51 \$10,000	#79 \$10,000	#91 \$5,000
#28 \$15,000	#52 \$10,000	#80 \$0	#97 \$5,000
#29 \$15,000	#53 \$25,000	#81 \$0	
#33 \$10,000	#74 \$25,000	#84 \$0	
#37 \$20,000	#76 \$20,000	#85 \$0	



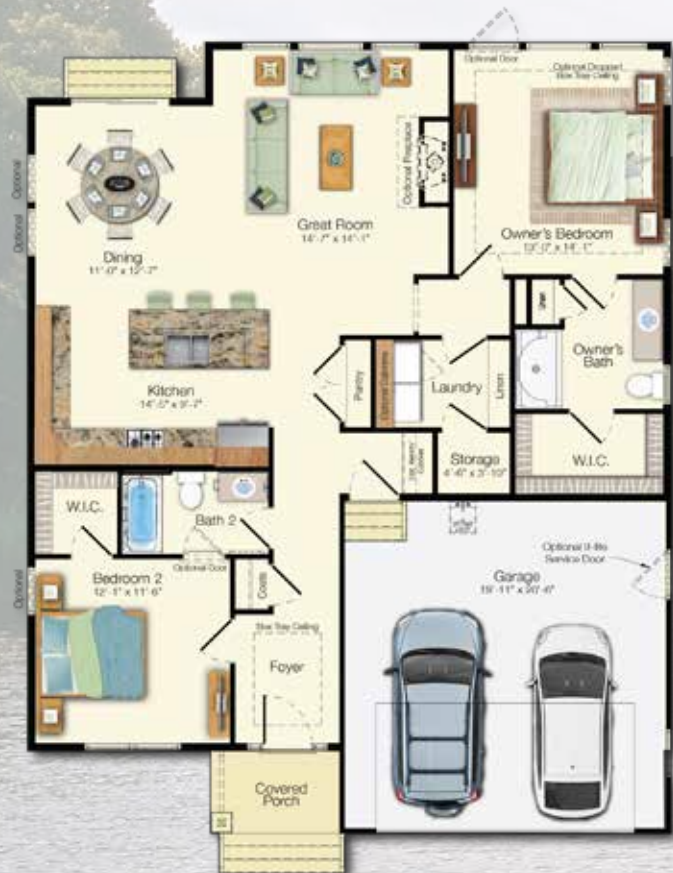


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# The Camden

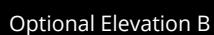
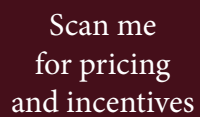
Beds: 2 - 3 | Baths: 2 - 3 |  
Heated Sqft: 1,411 - 2,851 | Total Sqft: 1,875 - 3,694

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



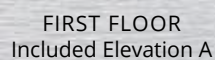
FIRST FLOOR  
Included Elevation A





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.







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# The Montauk

Beds: 3 - 5 | Baths: 2 - 4 |

Heated Sqft: 1,660 - 4,104 | Total Sqft: 2,112 - 5,662

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



FIRST FLOOR  
Included Elevation A





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Optional Craftsman Elevation

# The Monterey

Beds: 3 - 6 | Baths: 2.5 - 4 |  
Heated Sqft: 1,866 - 5,560 | Total Sqft: 2,315 - 6,584

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



FIRST FLOOR  
Included Elevation A





Optional Elevation B



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# The Stonefield

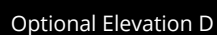
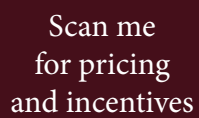
Beds: 3 - 6 | Baths: 3 - 6 |  
Heated Sqft: 2,082 - 4,819 | Total Sqft: 2,543 - 6,723

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



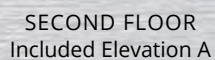
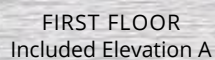
FIRST FLOOR  
Included Elevation A





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

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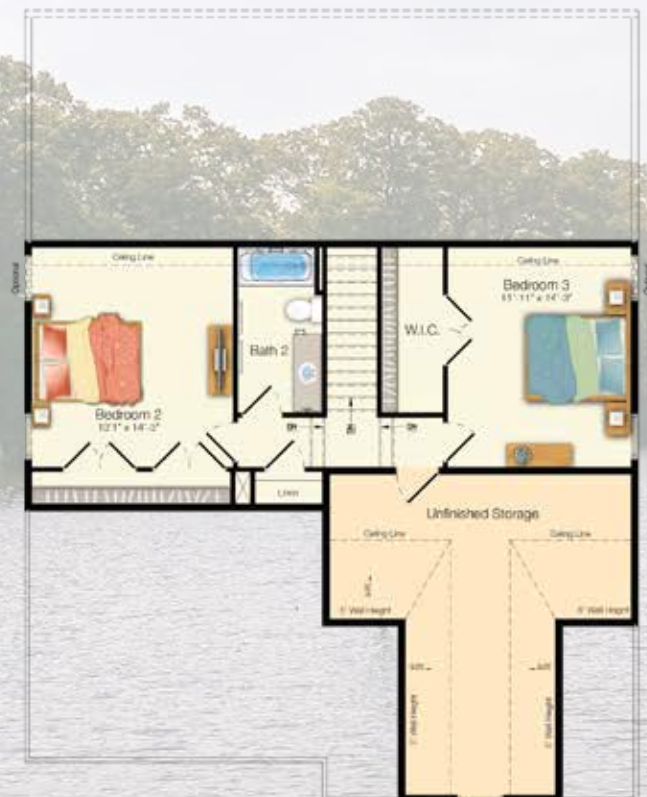
# The Saybrook

Beds: 3 - 6 | Baths: 2.5 - 5 |  
Heated Sqft: 2,192 - 4,490 | Total Sqft: 2,976 - 5,847

*\*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





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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





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# 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





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Optional Craftsman Elevation

# The Chatham

Beds: 3 - 6 | Baths: 2.5 - 5.5 |  
Heated Sqft: 2,583 - 4,708 | Total Sqft: 3,449 - 6,002

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



FIRST FLOOR

SECOND FLOOR





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Optional Elevation D

# The Southport

Beds: 4 - 6 | Baths: 2.5 - 5 |  
Heated Sqft: 2,720 - 5,201 | Total Sqft: 3,554 - 6,550

*\*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







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**contact our Sales Team!**



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*We ultimately chose Cardinal Grove because it fulfilled all of our wants and needs.*

The location was perfect, it's a small community of only 98 homes, (we had) the ability to select the exact floor plan that we were looking for, and it's close to almost any store, restaurant, or beach one would want to go to!

-Fran & Mike D'Antnio



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Cardinal Grove

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