



CHANNEL POINTE

A CARL M. FREEMAN COMPANIES COMMUNITY



GET TO KNOW CHANNEL POINTE!

Why Channel Pointe?

Discover luxury living at Channel Pointe, Fenwick Island's most exclusive new-home community. Located in a serene and picturesque setting, Channel Pointe offers 70 thoughtfully designed single-family homes boasting gorgeous water views of the bay.

Carl M. Freeman Companies has collaborated with Schell Brothers to bring distinctive architecture to Channel Pointe, featuring modern, clean lines that complement and elevate the natural beauty of the surroundings. Channel Pointe is more than a community; it's an iconic retreat tailored for discerning individuals who cherish both the coastal allure and the tranquility of bayfront living.

How many homes are in the community?

Once completed, Channel Pointe will have 70 single family homes.

What floor plans are offered at Channel Pointe?

Channel Pointe will feature a blend of brand new floor plans tailor-made to enhance water views, as well as some of our most beloved homes like you've never seen them before. With unique exteriors and new features, this is the Schell Brothers curb appeal you've come to know and love with an even better twist – introducing Schell Brothers' Signature Series.

What are the amenities at Channel Pointe?

The proposed amenity for Channel Pointe boasts resort-style living focused around the natural surroundings and beauty of waterfront living. The proposed amenity will feature a racquet sports court, a clubhouse for gathering and fitness, bocce, and outdoor pool. Direct water access is also pending approval with potential limited boat slips and a community kayak launch. A community gate is also pending approval. Please note, all amenities **NEED NOT BE BUILT.**

What's included and what are the fees?

Channel Pointe's HOA fee is \$525/month and includes: Curbside garbage and recycling services, on-lot lawn care and turf treatments, and irrigation and maintenance services including entrance monuments, streets, sidewalks, streetlights, and community ponds with fountains. Also included are snow removal on main roads, professional property management company, common area maintenance, funding HOA reserves, and opportunities for lifestyle programming through The Institute, an award-winning life enrichment program.

Who are the utility companies?

Sewer = Sussex County
Water = Artesian Water
Electric = Delaware Electric Co-Op
Phone/Cable = Comcast
Natural Gas = Chesapeake Utilities
New Road Water & Sewer LLC

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?

Channel Pointe is located 1 mile from Fenwick Island beaches.

What school district is Channel Pointe located in?

This community is in Indian River School District. The schools that service Channel Pointe are Showell Elementary School, Selbyville Middle School, and Indian River High School.



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AMENITY AREA
 TO BE DETERMINED
 NEED NOT BE BUILT

PROPOSED
 BOAT SLIPS
 TO BE DETERMINED
 NEED NOT BE BUILT

Rendering and site plan are for illustrative purposes only and are subject to change without notice. Please contact the County Planning and Zoning Office for the most current information. Structural options may be required on certain homesites. See sales team for details. AMENITIES NEED NOT BE BUILT.



SEPARATE
 COMMUNITY

- Available Homesites
- Sold
- Future Homesites
- Model/Future Model

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Scan for more info on Channel Pointe



Optional Modern Farmhouse Elevation

The Salt Haven

Beds: 3 - 5 | Baths: 2.5 - 4.5 |

Heated Sqft: 2,313 - 3,421 | Total Sqft: 3,154 - 4,243

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



First Floor Elevation A



Second Floor Elevation A



Optional Craftsman Elevation



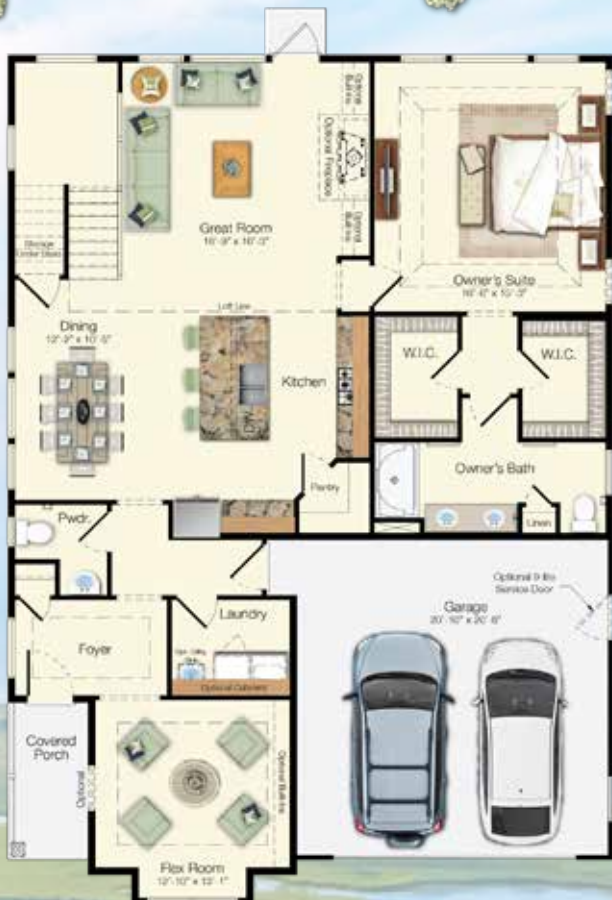
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The Saltstone

Beds: 4 - 6 | Baths: 2.5 - 5 |

Heated Sqft: 2,787 - 4,068 | Total Sqft: 3,644 - 5,462

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



First Floor Elevation A



Second Floor Elevation A



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Optional Elevation C

The Lightkeeper

Beds: 4 - 6 | Baths: 3.5 - 5.5 |

Heated Sqft: 3,719 - 4,380 | Total Sqft: 4,491 - 5,577

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



First Floor Elevation A

Second Floor Elevation A

Third Floor Elevation A



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The Seafarer

Beds: 4 - 6 | Baths: 3.5 - 5.5 |
Heated Sqft: 3,316 - 4,246 | Total Sqft: 4,173 - 5,014

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



First Floor
Elevation A



Second Floor
Elevation A



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Optional Modern Farmhouse Elevation

The Harbor Reed

Beds: 4 - 5 | Baths: 4.5 - 6 |

Heated Sqft: 3,392 - 4,169 | Total Sqft: 4,225 - 5,082

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



First Floor Elevation A



Second Floor Elevation A



Optional Elevation C



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The Tidewatcher

Beds: 4 - 6 | Baths: 3.5 - 5.5 |
 Heated Sqft: 4,463 - 4,766 | Total Sqft: 5,320 - 6,533

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



First Floor
Elevation A



Second Floor
Elevation A



Third Floor
Elevation A



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Optional Elevation C

The Baylight

Beds: 4 - 5 | Baths: 4.5 - 6 |

Heated Sqft: 4,825 - 4,933 | Total Sqft: 5,631 - 6,999

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



First Floor Elevation A



Second Floor Elevation A



Third Floor Elevation A



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The Bayberry

Beds: 5 - 6 | Baths: 5.5 - 6 |

Heated Sqft: 5,184 - 5,865 | Total Sqft: 7,609 - 8,036

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



First Floor Elevation A



Second Floor Elevation A



Third Floor Elevation A

Visit schellbrothers.com or contact our Sales Team for more information or to set up an appointment.



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“The Schell Team took pride in helping us innovate, visualize, and make decisions when designing our new home. We were able to transform our wish list into a reality.”

- Steven & Michelle



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