GET TO KNOW GOVERNORS!

WHAT AMENITIES ARE OFFERED?
Governors will offer an upscale clubhouse with a yoga room, large fitness area, game room and well-appointed bar and lounge area for community functions. In addition, there will be a resort-inspired pool with a lazy river, hot tub, and splash zone for kids. Governors will feature a sunken “island style” cabana bar area accessible by a bridge spanning the pool. This truly unique amenity will offer a swim-up bar, fireplace, and outdoor relaxation area. In addition, the expansive patio will have private cabanas and a grilling area. Enjoy the outdoors with direct access to the Junction and Breakwater Trail or challenge friends to a tennis or pickle ball match. Kids can enjoy an extensive playground area and park their bikes at one of our many community bike racks.

HOW MANY HOMES ARE IN THE COMMUNITY AND HOW LARGE IS THE COMMUNITY?
There will be 423 homes which includes 287 single-family homes and 136 townhomes. Governors is situated on 118 acres with more than half of the community dedicated to open space.

WHAT TYPE OF FLOOR PLANS ARE OFFERED AT GOVERNORS?
Governors 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. In addition, basement homesites are available for single family homes.

WHAT ARE THE FEES?
Single Family HOA: $208/month - collected quarterly
Single Family HOA dues include all community amenities and:
• Professional property management company
• Grass cutting, edging, seasonal clean-up, mulching, fertilization, weeding, tree pruning, leaf removal, and blowing on each lot (excludes flower beds), irrigation
• Garbage/recycling removal for residences
• Snow removal on community streets
• Common area maintenance

WHO ARE THE UTILITY COMPANIES?
Central Water – Tidewater Utilities
Central Sewer – Sussex County
Electric - Delaware Electric Co-Op
Phone/Cable – Comcast
Natural Gas – Chesapeake Utilities

HOW MUCH ARE THE PROPERTY TAXES?
Property taxes typically range from $2,000 to $2,500 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?
Governors is located on Gills Neck Road, ideally situated near downtown Lewes. Ride your bike to the beach on the Junction and Breakwater Trail to Lewes Beach (about 2.5 miles away) or to Cape Henlopen State Park (about 3.5 miles away).

IN WHAT SCHOOL DISTRICT IS GOVERNORS LOCATED?
This community is located in Cape Henlopen School District. The schools that service Governors are Shields Elementary, Beacon Middle School, and Cape Henlopen High School.
**AMENITIES**

Outdoor pool with lazy river | Outdoor island cabana bar | Covered patio with outdoor fireplace | Clubhouse and fitness center | Kids splash zone and playground | Walk or bike to the Junction and Breakwater Trail
The Azalea

Beds: 2 - 3 | Baths: 2 - 3 | Heated Sqft: 1,331 - 2,806 | Total Sqft: 1,783 - 3,611

*Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.
The Orchid
Beds: 3 - 5  |  Baths: 2 - 4  |  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.
The Heather

Beds: 3 - 6  |  Baths: 2 - 5  |  Heated Sqft: 1,582 - 3,867  |  Total Sqft: 2,023 - 5,700

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

SCAN ME for pricing and incentives.
The Jasmine

Beds: 3 - 6 | Baths: 2.5 - 5.5 | Heated Sqft: 2,301 - 4,830 | Total Sqft: 3,195 - 6,095

*Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.
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.
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.
Visit schellbrothers.com or contact our Sales Team for more information or to set up an appointment.

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