



Hailey's Glen



GET TO KNOW HAILEY' GLEN!

WHY HAILEY'S GLEN?

Hailey's Glen is Schell Brothers' lowest priced single-family community offering an intimate enclave of 67 homes with a Lewes address. The bay and the beaches are less than ten minutes away, as are some of our favorite hidden treasures in Lewes. Kayak on Love Creek, boat on the bay, or bask in the sun at the beach. Savor a healthy treat, saddle up to the bar at happy hour, or pick up needed groceries right down the road. Feel comfortable and relaxed within this small community, perfect for those who relish in having privacy.

HOW MANY HOMES ARE IN THE COMMUNITY?

Once completed, Hailey's Glen will have 67 homes. What type of floor plans are offered at Hailey's Glen? Hailey's Glen offers a variety of single-family floor plans ranging from 1,582 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.

HOW CLOSE IS THE BEACH?

Hailey's Glen is located 8.5 miles from downtown Rehoboth Beach and downtown Lewes beaches.

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

Hailey's Glen HOA dues are \$135/month and include: Community amenity (spring 2023 completion) features a pavilion with double-sided stone fireplace, patio area with two free-standing grills, tables & seating in the pavilion, bar countertop area, corn hole courts, covered mailbox station. Common area maintenance includes ponds with foundations, dry ponds, common area landscaping & irrigation, community entrance features, streetlights, sidewalks, and snow removal on the main street. Individual property lawn care and trash removal are not included in monthly HOA dues, homeowner responsibility. Note: Fences and in-ground pools are allowed on your property with ARC approval.

WHO ARE THE UTILITY COMPANIES?

Natural Gas: Chesapeake Utilities

Electric: Delaware Electric Cooperative

Water: Tidewater Utilities

Cable/Phone: Verizon

Sewer: Sussex County

HOW MUCH ARE THE PROPERTY TAXES?

Property taxes typically range from \$1,200 to \$2,000 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.

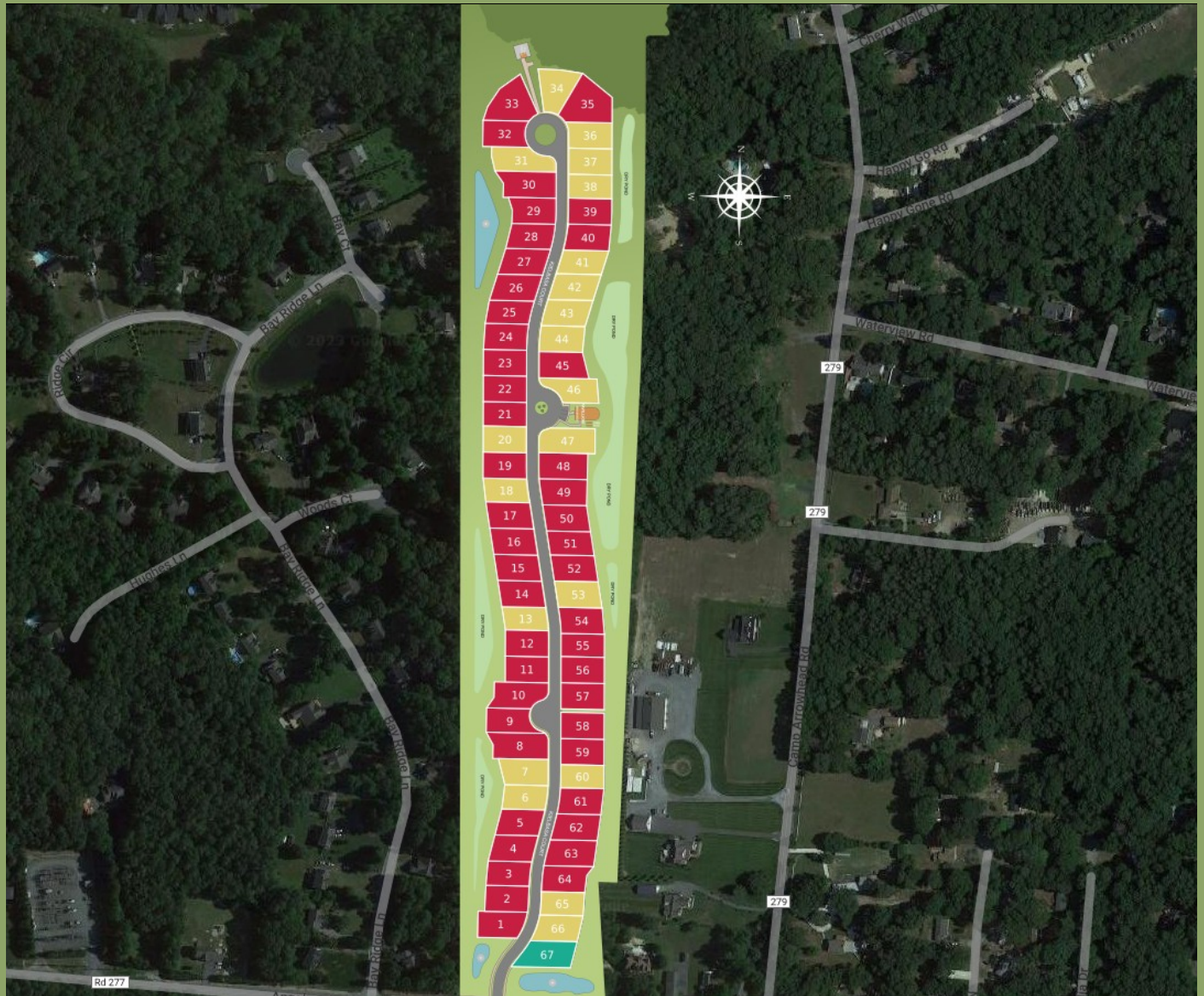
HOW CLOSE ARE AREA GROCERY STORES?

The Harris Teeter shopping center in Millsboro, DE is located 5 miles from Hailey's Glen. Rehoboth Beach grocery and convenience stores (Walmart & Safeway for example) are located 6 miles away. Need something quickly? A small local grocery shop, restaurant, and healthy deli are all just a mile down the road!

WHAT SCHOOL DISTRICT IS HAILEY'S GLEN LOCATED IN?

Hailey's Glen is in the Cape Henlopen School District, which includes Love Creek Elementary, Beacon Middle School, and Cape Henlopen High School.

SITE PLAN



HOMESITE PREMIUMS

#3 \$5,000	#44 \$25,000
#6 \$15,000	#45 \$20,000
#7 \$15,000	#46 \$15,000
#13 \$20,000	#47 \$15,000
#18 \$10,000	#53 \$4,000
#20 \$10,000	#60 \$0
#40 \$20,000	#65 \$0
#41 \$20,000	
#42 \$25,000	
#43 \$25,000	



SCAN ME
for pricing and
incentives.



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.*





Optional Craftsman Elevation



SCAN ME
for pricing and
incentives.

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



SCAN ME

for pricing and
incentives.



Optional Elevation C

The Whimbrel

Beds: 3 - 6 | Baths: 2 - 5.5 |
Heated Sqft: 1,971 - 5,251 | Total Sqft: 2,544 - 6,812

**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 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



SCAN ME
for pricing and
incentives.



Optional Elevation B

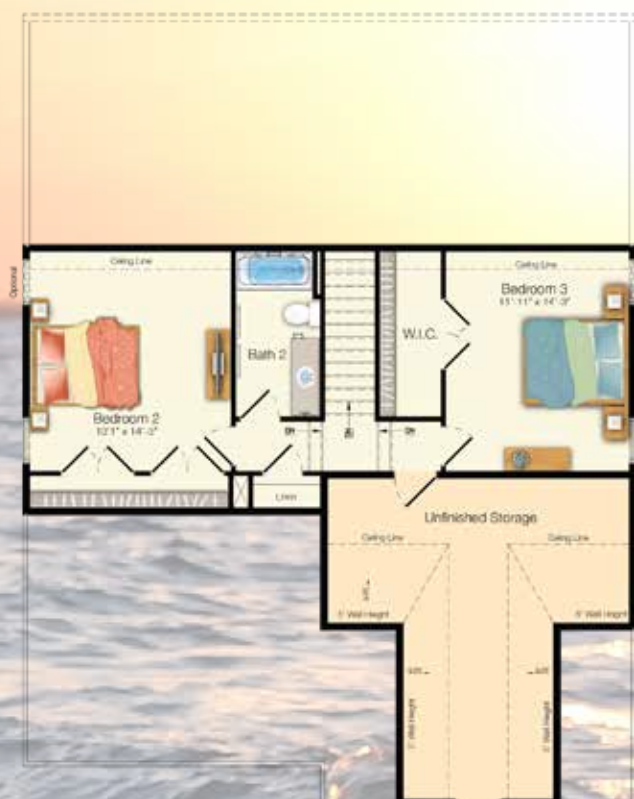
The Saybrook

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



Optional Craftsman Elevation



SCAN ME
for pricing and
incentives.

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 D

The Kingfisher

Beds: 3 - 7 | Baths: 2.5 - 7 |

Heated Sqft: 2,566 - 5,750 | Total Sqft: 3,531 - 7,514

**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



Optional Elevation D



SCAN ME
for pricing and
incentives.

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



SCAN ME
for pricing and
incentives.



Optional Craftsman Elevation

The Shearwater

Beds: 3 - 6 | Baths: 2.5 - 6 |
Heated Sqft: 3,020 - 6,280 | Total Sqft: 3,990 - 8,082

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





The Shearwater Great Room





The Heather



The Whimbrel



The Hadley

**Want more information?
For more information visit schellbrothers.com or
contact our Sales Team!**



Rosemary Wehberg

(302) 569-9134

rosemary.wehberg@schellbrothers.com



Amanda Lipesky

(302) 569-9358

amanda.gordy@schellbrothers.com

“Not only is Schell Brothers a first-rate home construction company but it is also a great place to work as is evident by everyone we interacted with. And it’s a business who is committed to our community.”

- Douglas & Jenny Kleintop



Scan me
for more info on
Hailey’s Glen

© 2023 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 3.3.23

