



# Marlin CHASE

# GET TO KNOW MARLIN CHASE!

## **WHY MARLIN CHASE?**

Marlin Chase is a single-family condo community located less than 4 miles from Bethany Beach. Only a quarter mile from the James Farm Ecological Preserve (a Delaware State Park), Marlin Chase offers you the life you've always dreamed of at the beach. Here you can live life at your own pace: bike to the beach and area restaurants/shops, kayak and fish, take a swim in the community pool and watch wildlife from your home in the surrounding Wildlife Preserve. Weekly rentals are also allowed in this community.

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

Once completed, there will be 75 homes.

## **WHAT TYPE OF FLOOR PLANS ARE OFFERED AT MARLIN CHASE?**

Marlin Chase offers a variety of single-family floor plans ranging from 1,567 heated sqft up to 3,664 heated sqft. 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 your friends & family, we have the right home to fit your needs.

## **WHAT'S INCLUDED & WHAT ARE THE FEES?**

**Marlin Chase's COA fee is \$219/month and includes:**

- Amenities (Summer 2023 completion): outdoor pool w/ pool house with grill station, pickleball courts, community garden, tot lot/playground, fenced dog park area.
- Common area maintenance: landscaping, irrigation, roads, sidewalks, street lights, snow removal (main roads, not driveways), and pond with fountains.
- Lawn maintenance (mowing/fertilization) & trash removal.
- Operating expenses (property management company).

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

Public Water – Sussex Shores  
Electric – Delmarva Power  
Internet/Cable – Mediacom  
Sewer – Sussex County  
Propane – Sharp

## **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?**

Marlin Chase is located 4 miles away from the Bethany Beach Boardwalk which is just a 7 minute drive from your home.

## **HOW CLOSE ARE AREA GROCERY STORES?**

Hocker's grocery store is 1 mile away, Weis, and Giant are 3 miles away.

## **WHAT SCHOOL DISTRICT IS MARLIN CHASE LOCATED IN?**

This community is in Indian River School District. The schools that service Marlin Chase are Lord Baltimore Elementary, Selbyville Middle School, and Indian River 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 Jan 01, 2024.

## HOMESITE PREMIUMS

#36 \$0

#38 \$0

#43 \$0

#44 \$0



**SCAN ME**

for pricing and  
incentives.



Optional Elevation B

# The Orchid

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

Heated Sqft: 1,567 - 2,308 | Total Sqft: 1,909 - 3,419

*\*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



**SCAN ME**  
for pricing and  
incentives.

# The Heather

Beds: 3 - 5 | Baths: 2 - 3 |  
Heated Sqft: 1,582 - 2,449 | Total Sqft: 2,023 - 3,250

*\*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 E

# The Montauk

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

Heated Sqft: 1,661 - 2,546 | Total Sqft: 2,112 - 3,250

*\*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



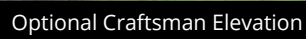
**SCAN ME**  
for pricing and  
incentives.

# The Bluebell

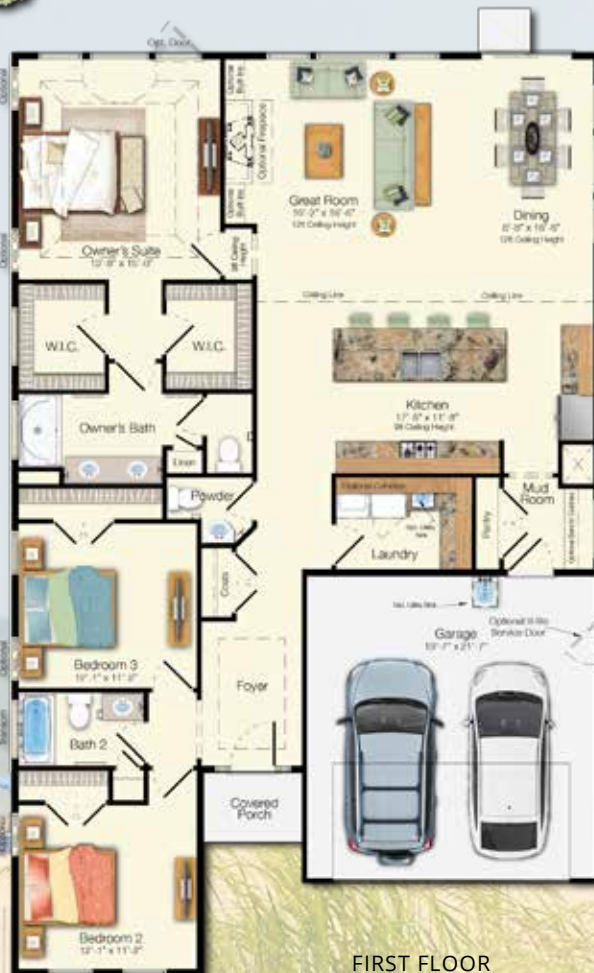
Beds: 3 - 5 | Baths: 2 - 4 |  
Heated Sqft: 1,785 - 3,003 | Total Sqft: 2,188 - 3,832

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





Beds: 3 - 5 | Baths: 2 - 3 |  
Heated Sqft: 1,866 - 3,433 | Total Sqft: 2,315 - 4,609

[illegible]

FIRST FLOOR  
Included Elevation A





Optional Elevation D



**SCAN ME**  
for pricing and  
incentives.

# The Iris

Beds: 3 - 5 | Baths: 2.5 - 3.5 |  
Heated Sqft: 2,054 - 2,623 | Total Sqft: 2,404 - 4,038

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





**SCAN ME**

for pricing and  
incentives.



# The Stonefield

Beds: 3 - 5 | Baths: 3 - 5 |  
Heated Sqft: 2,082 - 3,664 | Total Sqft: 2,543 - 4,567

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



FIRST FLOOR



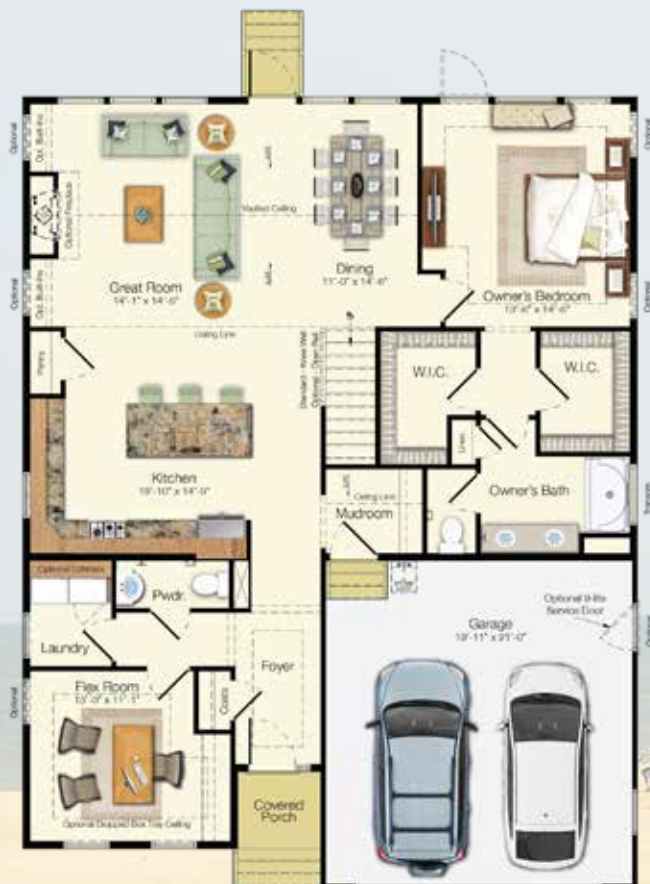


**SCAN ME**  
for pricing and  
incentives.

# The Saybrook

Beds: 3 - 6 | Baths: 2.5 - 4.5 |  
Heated Sqft: 2,156 - 3,166 | Total Sqft: 3,153 - 3,987

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



FIRST FLOOR



SECOND FLOOR



**SCAN ME**

for pricing and  
incentives.



Optional Craftsman Elevation

# The Hadley

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

Heated Sqft: 2,358 - 3,496 | Total Sqft: 3,189 - 4,995

*\*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 B



**SCAN ME**  
for pricing and  
incentives.

# The Lilac

Beds: 4 - 5 | Baths: 2.5 - 4.5 |  
Heated Sqft: 2,431 - 3,459 | Total Sqft: 3,208 - 4,696

*\*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 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





Optional Elevation D



**SCAN ME**  
for pricing and  
incentives.

# The Southport

Beds: 4 - 5 | Baths: 2.5 - 4.5 |  
Heated Sqft: 2,698 - 3,581 | Total Sqft: 3,192 - 4,849

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



FIRST FLOOR



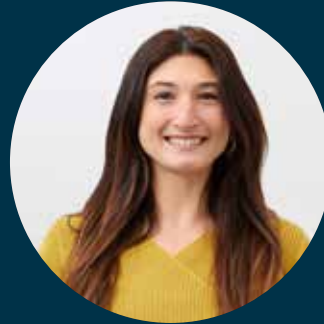
SECOND FLOOR

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



**Natalie Hay**

(302) 386-8231  
[natalie@schellbrothers.com](mailto:natalie@schellbrothers.com)



**Rosemary Wehberg**

(302) 569-9134  
[rosemary.wehberg@schellbrothers.com](mailto:rosemary.wehberg@schellbrothers.com)

“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



Scan me  
for more info on  
Coastal Crossing

© 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 6.23.23

