



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

Marsh Island



GET TO KNOW MARSH ISLAND!

Why Marsh Island?

Marsh Island is located in Lewes with direct access to Love Creek and the Rehoboth Bay. This 152 homesite community features a waterfront amenity, a dock with 4 boat slips (3 of which are available to lease), walking paths, beautifully landscaped common areas and pond views throughout. Marsh Island is the epitome of everything coastal Delaware has to offer.

How many homes are in the community?

Once completed, there will be 152 single-family homes. The lot sizes range from 1/4 acre to 1/3 acre.

What type of floor plans are offered at Marsh Island?

Marsh Island offers a variety of floorplans including ranch and two-story homes. Options available to personalize floorplans with additional bedrooms and bathrooms, living area extensions, luxury owner's suites, finished basements, screen porches, multi-level courtyards, and much more.

What's included in the HOA benefits & what are the fees?

Marsh Island's HOA fee is \$187/month and includes: Access to the waterfront clubhouse amenities including a gym, playground, beach area with water views, outdoor bar, grilling and fire pit areas, outdoor pool, and community dock with 4 boat slips. All common area maintenance including: ponds, walking paths, landscaping, streets, street lights and snow removal. This fee also includes grass cutting on your property, and trash removal.

Note: Fences and in-ground pools are permitted on your property with ARC approval.

Who are the utility companies?

Natural Gas: Chesapeake Utilities
Electric: Delaware Electric Cooperative
Water: Tidewater Utilities
Phone/Cable: Verizon
Sewer: Sussex County

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?

Marsh Island is located 8 miles away from both Rehoboth and Lewes beaches.

What school district is Marsh Island located in?

Marsh Island is located in the Cape Henlopen School District, which includes Love Creek Elementary, Beacon Middle School, and Cape Henlopen High School.



Amenity at Marsh Island



The Whimbrel

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.*



FIRST FLOOR
 Included Elevation A



SCAN ME
 for pricing
 and incentives.



Optional Elevation B

The Mayberry

Beds: 3 - 6 | Baths: 2 - 5.5 |

Heated Sqft: 2,254 - 5,343 | Total Sqft: 2,926 - 6,816

**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 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



SCAN ME
for pricing
and incentives.



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



SCAN ME
for pricing
and incentives.



The Cassidy

Beds: 4 - 6 | Baths: 3.5 - 7 |

Heated Sqft: 2,528 - 5,893 | Total Sqft: 3,491 - 7,839

**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 Jameson

Beds: 3 - 8 | Baths: 2.5 - 6.5 |
Heated Sqft: 2,679 - 5,692 | Total Sqft: 4,124 - 8,457

**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.



The Bethany

Beds: 4 - 8 | Baths: 2.5 - 6.5

Heated Sqft: 3,028 - 6,824 | Total Sqft: 3,930 - 8,414

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



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.*



FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A



SCAN ME
for pricing
and incentives.



Optional Elevation C

The Chesapeake

Beds: 4 - 7 | Baths: 3 - 6.5

Heated Sqft: 3,383 - 7,004 | Total Sqft: 4,430 - 9,648

**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 C

The Catalina

Beds: 4 - 6 | Baths: 3.5 - 5.5 |
Heated Sqft: 3,720 - 4,200 | Total Sqft: 4,618 - 5,703

**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



THIRD FLOOR
Included Elevation A



SCAN ME
for pricing
and incentives.



Optional Elevation B

The Sanibel

Beds: 3 - 5 | Baths: 2.5 - 5.5

Heated Sqft: 3,210 - 3,380 | Total Sqft: 4,663 - 5,308

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



SCAN ME
for pricing
and incentives.



Optional Southern Elevation

The Waterford

Beds: 4 - 8 | Baths: 3.5 - 7.5 |

Heated Sqft: 3,642 - 7,495 | Total Sqft: 4,810 - 9,521

**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.

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 Feb 07, 2024.

HOMESITE PREMIUMS

- #128 \$0
- #129 \$0
- #134 \$0
- #135 \$0
- #136 \$0
- #146 \$5,000

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



Tyler Brock
(302) 569-9392
tyler@schellbrothers.com



Alli Perry
(302) 569-9377
alexandra.perry@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
Marsh Island

© 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 8.21.23

