



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



# MIRALON





# GET TO KNOW MIRALON!

## **Why Miralon?**

Miralon is a small footprint community tucked off of Cool Spring Road, just a short drive to shopping, restaurants, and our beautiful Coastal Delaware beaches. This community will feature an outdoor pool with a sun ledge and a dedicated lap-lane area, a community gym, a sauna, separate baths, a built-in grilling area, pickleball courts, and a walking trail. Miralon features some of our most popular floor plans that can be personalized to fit your family's lifestyle.

## **What are the amenities?**

Miralon features an outdoor pool with a sun ledge and dedicated area for lap lanes, a community gym, a sauna and separate baths, a built-in grilling area, pickleball courts, and a walking trail.

## **How many homes are in the community?**

Once completed, Miralon will have 119 homes.

## **What type of floor plans are offered at Miralon?**

Miralon offers a variety of single-family floor plans ranging from 1,661 heated square feet up to 4,000+ heated square feet based on personalized selections. Each home offers something different; whether you're looking for a first-floor or second-floor primary suite, a single-story home, or a place to entertain friends

and family, we have the right home to fit your needs. We build our homes in this community on a conditioned crawl space.

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

Miralon HOA dues are \$168/month and include garbage and recycling, all community amenities, snow removal on streets, and common area maintenance such as ponds, fountains, street lighting, and sidewalks.

## **Who are the utility companies?**

Electric - Delmarva Power

Cable/ TV - Verizon

Natural Gas - Chesapeake

Sewer & Water - Artesian

## **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?**

Miralon is located 8.5 miles from downtown Lewes and 12.5 miles from downtown Rehoboth Beach. Everyday conveniences such as shopping and restaurants are also located nearby. The shopping center in Millsboro is 6.8 miles away from Miralon, and downtown Milton is 7.6 miles away.

## **What school district is Miralon located in?**

Miralon is in the Cape Henlopen School District, which includes Milton Elementary, Mariner Middle School, and Cape Henlopen 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 Jul 17, 2024.

## HOMESITE PREMIUMS

#41 \$20,000	#54 \$10,000
#42 \$20,000	#55 \$10,000
#43 \$15,000	#56 \$6,000
#44 \$10,000	#57 \$4,000
#45 \$10,000	#58 \$8,000
#46 \$4,000	#59 \$10,000
#47 \$0	#70 \$10,000
#48 \$0	#71 \$10,000
#49 \$4,000	#72 \$10,000
#50 \$10,000	#74 \$10,000
#51 \$10,000	









Included Elevation A

# The Montauk

Beds: 3 - 4 | Baths: 2 - 3 |  
Heated Sqft: 1,661 - 2,576 | Total Sqft: 2,112 - 3,585

*\*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 Whimbrel

Beds: 3 - 5 | Baths: 2 - 3 |

Heated Sqft: 1,971 - 3,175 - 4,278 | Total Sqft: 2,404 - 4,254

*\*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 - 5 | Baths: 2 - 3.5 |  
Heated Sqft: 2,254 - 3,583 | Total Sqft: 2,926 - 4,165

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



**SCAN ME**  
for pricing and  
incentives.

FIRST FLOOR  
Included Elevation A





Optional Elevation D

# The Kingfisher

Beds: 3 - 6 | Baths: 2.5 - 6 |  
Heated Sqft: 2,568 - 4,119 | Total Sqft: 3,531 - 5,414

*\*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**  
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incentives.





Included Elevation A

# The Cassidy

Beds: 4 - 5 | Baths: 3.5 - 4.5 |

Heated Sqft: 2,528 - 3,876 | Total Sqft: 3,491 - 4,954

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



FIRST FLOOR  
Included Elevation A



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incentives.





Optional Farmhouse Elevation

# The Jameson

Beds: 3 - 8 | Baths: 2.5 - 6.5 |  
Heated Sqft: 2,679 - 5,633 | Total Sqft: 4,092 - 8,398

*\*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



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Optional Southern Elevation

# The Bridgeport

Beds: 3 - 5 | Baths: 3.5 - 5.5 |  
Heated Sqft: 3,500 -4,760 | Total Sqft: 4,146 - 7,795

*\*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



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Optional Craftsman Elevation

# The Shearwater

Beds: 3 - 5 | Baths: 2.5 - 5.5 |  
Heated Sqft: 3,020 - 4,553 | Total Sqft: 3,990 - 5,604

*\*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**  
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# The Chesapeake

Beds: 4 - 6 | Baths: 3 - 5.5

Heated Sqft: 3,383 - 4,760 | Total Sqft: 4,430 - 6,965

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FIRST FLOOR  
Included Elevation A



SECOND FLOOR  
Included Elevation A



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Optional Craftsman Elevation

# The Waterford

Beds: 4 - 7 | Baths: 3.5 - 6.5 |

Heated Sqft: 3,688 - 5,458 | Total Sqft: 4,810 - 6,954

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**Want more information?**  
**For more information visit [schellbrothers.com](https://schellbrothers.com) or**  
**contact our Sales Team!**



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“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  
Miralon

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