



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

# OLDE TOWN *at* LEWES, DE



# GET TO KNOW OLDE TOWN!

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

Once completed, Olde Town will have 85 homes.

## **What type of floor plans does Schell Brothers offer at Olde Town?**

Schell Brothers offers a variety of floor plans including one-level and two-story homes. Heated square footages range from 2,000 sqft. to about 5,000 sqft. Olde Town's Architectural Review Committee (ARC) requires a minimum heated square footage of 2,000. All Schell Brothers homes include our high-performance Schellter Technology and New Home IQ features.

## **Do you offer basements?**

Yes! All lots in Olde Town are suitable for basements. Schell Brothers homes include a conditioned crawl space foundation, and you may choose to add an unfinished or finished basement.

## **What are the Community HOA Fees?**

\$3,000 per year, prior to the construction of the amenity.

\$3,130 per year, post-amenity construction.

This fee includes access to the pool and pool house, professional property management company, and all common area maintenance such as: landscaping, ponds, irrigation, streetlights, and snow removal.

The homeowner is responsible for property lawn care.

## **Sewer/Water Impact Fees?**

Sewer: \$1,490 / Water: \$2,600

\* Impact fees are paid at the time of building permit

## **Utility Providers?**

- Electric - Lewes Board of Public Works
- Cable/Phone - Comcast
- Internet - Comcast
- Central Sewer - Lewes Board of Public Works
- Central Water - Lewes Board of Public Works
- Natural Gas - Chesapeake Utilities

## **Capital Contribution/Reimbursements?**

- Working Capital and Reserve Fund - \$4,000

## **Average Lot Size?**

10,934 SF (.25 acres)

## **Is flood insurance required?**

No, the property is not located within a flood zone.

## **Are irrigation wells permitted?**

No, wells are not permitted by the City of Lewes.

## **How much are the Property Taxes?**

Estimated property taxes start around \$3,000 per year which includes Sussex County and City of Lewes tax. Garbage and recycling services are included in the City of Lewes taxes.

Delaware also has no tax and consistently ranks in the top 5 for the most tax-friendly states.

## **In what school district is Olde Town located?**

This community is in the Cape Henlopen School District.

The schools that service Olde Town are Shields Elementary, Beacon Middle School, and Cape Henlopen High School.



# SITE PLAN



## HOMESITE PREMIUMS

- #13 \$10,000
- #14 \$10,000
- #15 \$10,000
- #22 \$85,000
- #65 \$158,000
- #76 \$127,000
- #77 \$106,000
- #78 \$85,000





**SCAN ME**

for pricing and  
incentives.



Optional Elevation B

# The Whimbrel

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

Heated Sqft: 1,971 - 5,251 | Total Sqft: 2,544 - 6,812

\* Must add structural options to meet minimum 2,000 heated sqft requirement

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



\* The City of Lewes has a building height restriction of 30.5'. Some floor plans cannot be built on certain lots based on street elevation and the height restriction. For more information on floor plans and lot availability, please contact our sales team.

FIRST FLOOR  
Included Elevation A



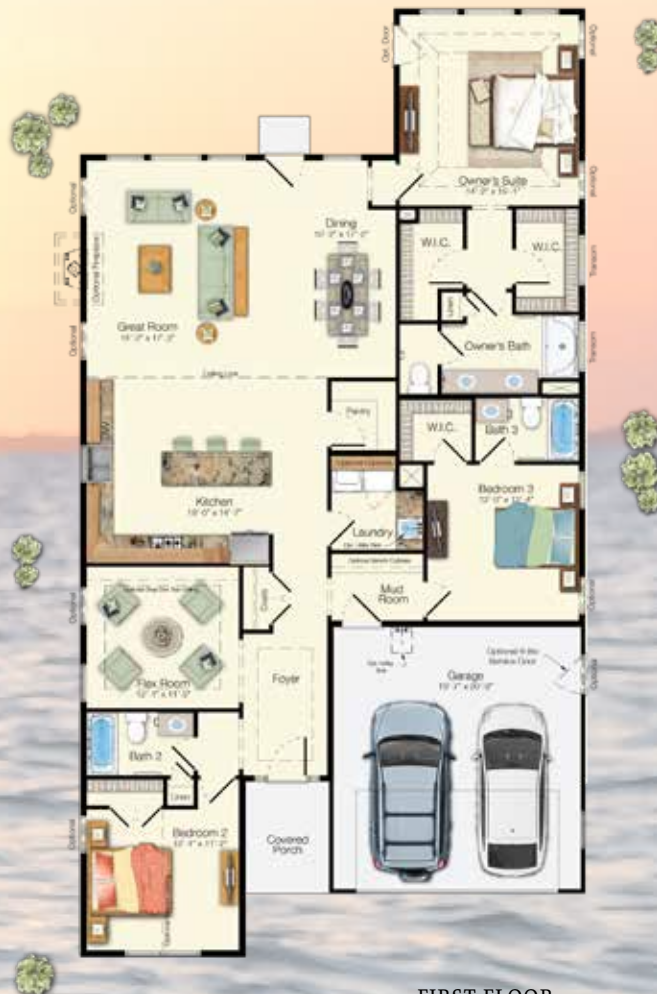


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# The Stonefield

Beds: 3 - 6 | Baths: 3 - 6 |  
Heated Sqft: 2,082 - 4,819 | Total Sqft: 2,543 - 6,723

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FIRST FLOOR  
Included Elevation A





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Optional Elevation B

# The Saybrook

Beds: 3 - 6 | Baths: 2.5 - 5 |

Heated Sqft: 2,192 - 4,490 | Total Sqft: 2,976 - 5,847

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FIRST FLOOR  
Included Elevation A



SECOND FLOOR  
Included Elevation A





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# The Kingfisher

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

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

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FIRST FLOOR  
Included Elevation A

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SECOND FLOOR  
Included Elevation A





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# The Cassidy

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

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

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FIRST FLOOR  
Included Elevation A





Included Elevation B



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# The Shearwater

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

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FIRST FLOOR  
Included Elevation A



SECOND FLOOR  
Included Elevation A



Olde Town at Whites Pond is located east of route 1 in Lewes. Only 1.5 miles to Lewes Beach, 2.5 miles to Cape Henlopen State Park, and 6 miles to downtown Rehoboth Beach. Take advantage of the Georgetown-Lewes trail and the Junction & Breakwater trail right at your back door for both biking and walking into Lewes or Rehoboth beach. The Lewes public library is just across the street, and enjoy the local restaurants, shopping and entertainment options downtown Lewes has to offer.





# Amenity at Olde Town at Whites Pond





**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  
Olde Town

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