



SUNRISE

a Schell Signature
COMMUNITY



GET TO KNOW SUNRISE!

Why Sunrise?

From Sunrise to sunset, our water views will WOW you. Introducing Sunrise—an exclusive new community of just six luxury oceanfront homes in Bethany Beach. These six sites are currently the only opportunity to build a brand new home directly on the ocean in Delaware. They are also some of the very few homes that will offer breathtaking views of both sunrise over the ocean and sunset over the bay. These one-of-a-kind homesites represent the ultimate coastal lifestyle—living just steps from the sand. And this is an incredibly rare opportunity to build a brand new oceanfront home, designed with your specifications.

How many homes are in the community?

Once completed, Sunrise will have 6 oceanfront homes.

What's included and what are the fees?

Sunrise's HOA dues are expected to be \$344/month and includes all common area maintenance and on-lot landscaping maintenance.

Who are the utility companies?

Sewer = Sussex County

Water = Sussex Shores

Propane = Sharp (Community Tank)

Electric = Delmarva Power

Internet = Verizon Fios

How close is the beach?

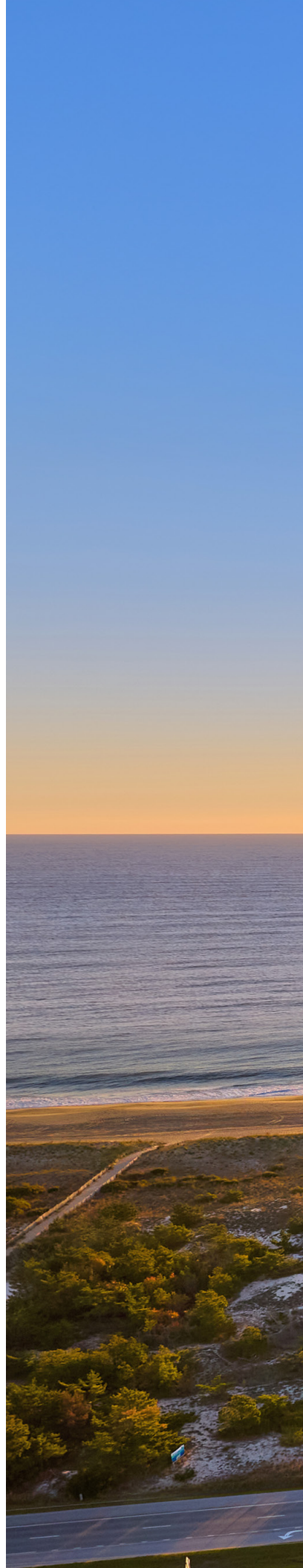
At Sunrise, you are oceanfront so the beach is just steps away.

What school district is Sunrise located in?

This community is in the Indian River School District. The schools that service Sunrise are Lord Baltimore Elementary School, Selbyville Middle School, and Indian River High School.



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Lot/Home Packages

Homesite 1
\$2.5 million lot only

Homesite 2
Catalina To Be Built - \$3.95m

Homesite 3
Catalina Spec - \$4.25m

Homesite 4
Anegada Spec - \$4.95m

Homesite 5
Antigua Spec - \$4.55m

Homesite 6
Antigua To Be Built - \$4.75m





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Homesite 2 The Catalina

Starting at \$3,950,000

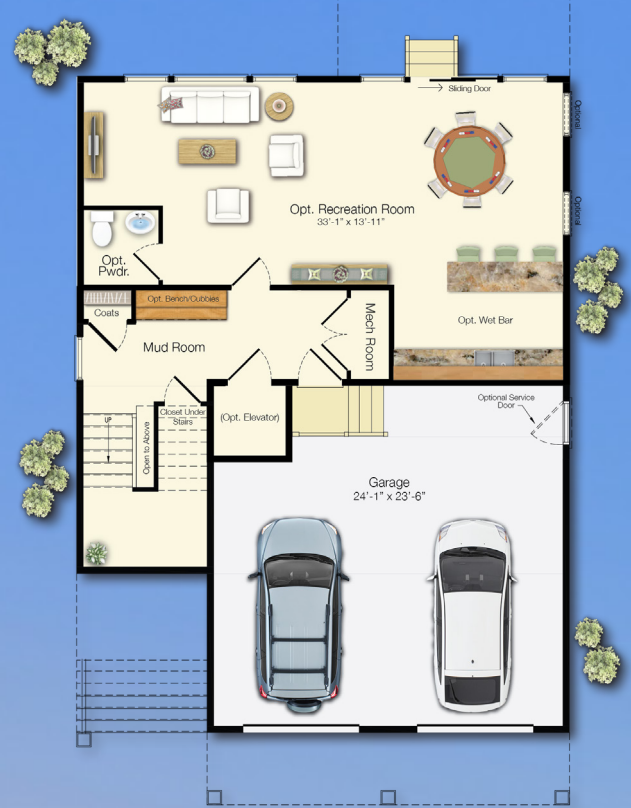
Beds: 4 - 6 | Baths: 3.5 - 5.5 |
Heated Sqft: 3,720 - 4,200 | Total Sqft: 4,618 - 5,703

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

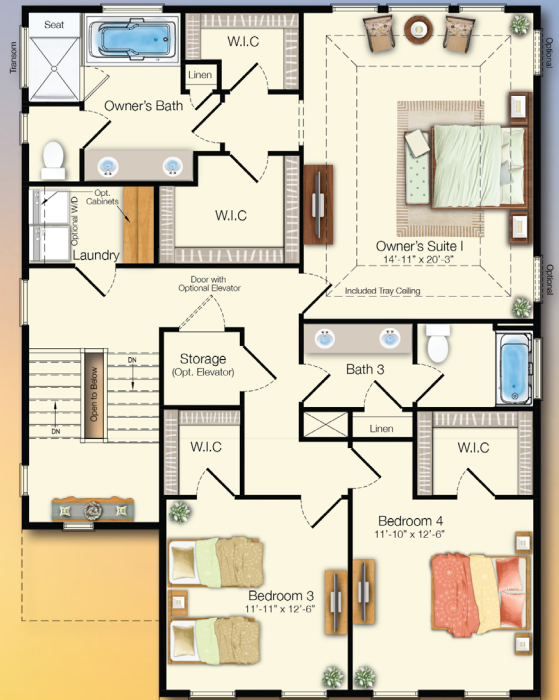




SECOND FLOOR
Included Elevation A



FIRST FLOOR
Included Elevation A



THIRD FLOOR
Included Elevation A



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Homesite 3 The Catalina

\$4,250,000

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



Beds: 4 Bedrooms

Baths: 3 Full, 2 Half

Heated sqft: Approx. 3,720

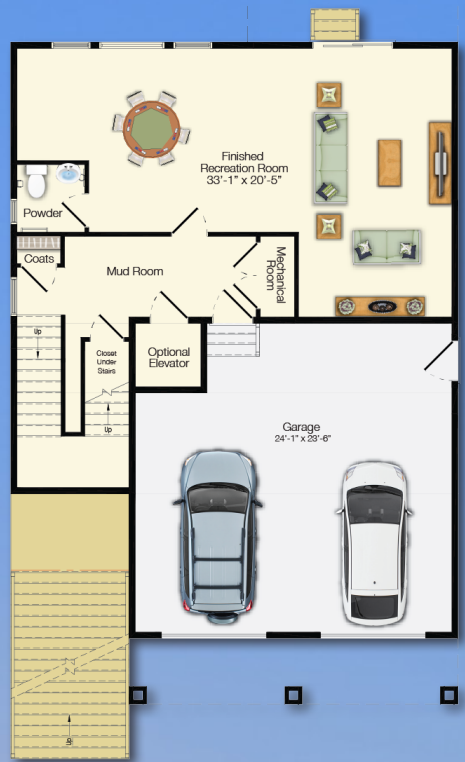
Total sqft: 4,871

Features of this home:

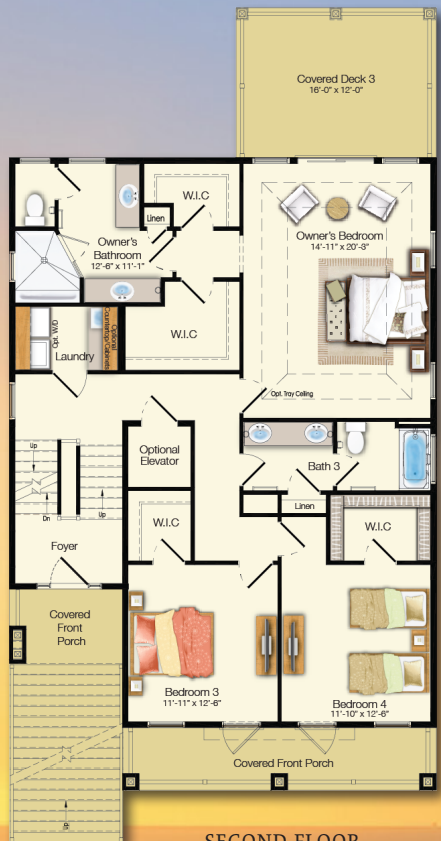
- Inverted floorplan (main living area: kitchen/great room on 3rd floor)
- Low pile foundation
- Gourmet kitchen with stainless steel appliances, granite countertops, and maple cabinets
- Luxury primary bedroom with covered porch
- Hardwood flooring in main living area
- Great Room Fireplace
- Deck off dining area
- Finished Rec Room w/ powder room
- Options to personalize all interior selections along with exterior spaces to maximize your ocean views



THIRD FLOOR
Included Elevation A



FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A



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Homesite 4 The Anegada

\$4,950,000

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



Beds: 5 Bedrooms + Flex Room

Baths: 5 Full, 1 Half

Heated sqft: Approx. 5,291

Total sqft: 6,509

Features of this home:

- Inverted floorplan (main living area: kitchen/great room on 3rd floor).
- Low pile foundation
- Gourmet kitchen with stainless steel appliances, granite countertops, and maple cabinets.
- Unfinished 1st floor rec room (option to finish with powder or finish with bed/bath).
- Hardwood flooring in main living area.
- Elevator rough-in
- Sunroom on 3rd floor off dining area and covered porch below (off bed 5).
- Inset fireplace in great room
- Options to personalize all interior selections along with exterior spaces to maximize your ocean views.

Deck and Porch example.
More personalization options are available.



THIRD FLOOR
Elevation C



FIRST FLOOR
Elevation C



SECOND FLOOR
Elevation C



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Homesite 5 The Antigua

\$4,550,000

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



Beds: 5 Bedrooms + Flex Room

Baths: 4 Full, 1 Half

Heated sqft: Approx. 4,627

Total sqft: 5,622

Features of this home:

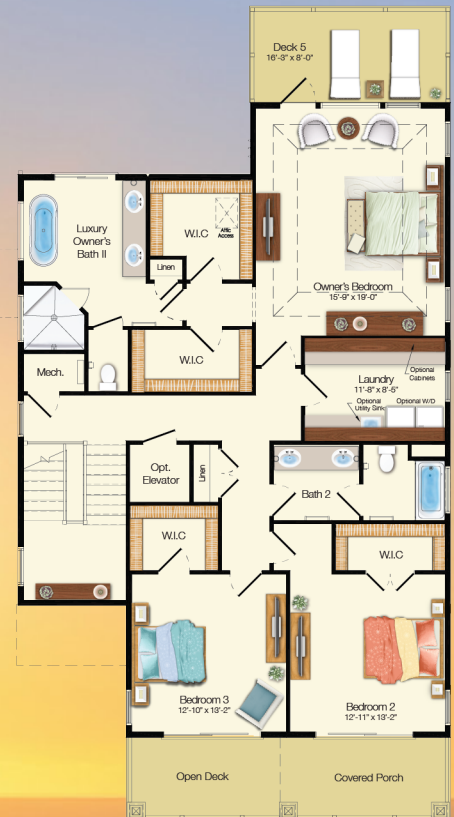
- Gourmet kitchen with stainless steel appliances, granite countertops, and maple cabinets
- Finished extended rec room
- Sunroom
- Luxury primary bath 2
- Deck 5 off primary bedroom
- Hardwood flooring in main living area
- Elevator rough-in
- Options to personalize all interior selections along with exterior spaces to maximize your ocean views



SECOND FLOOR
Elevation C



FIRST FLOOR
Elevation C



THIRD FLOOR
Elevation C



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Homesite 6 The Antigua

Starting at \$4,750,000

Beds: 4 - 6 | Baths: 3.5 - 5.5 |

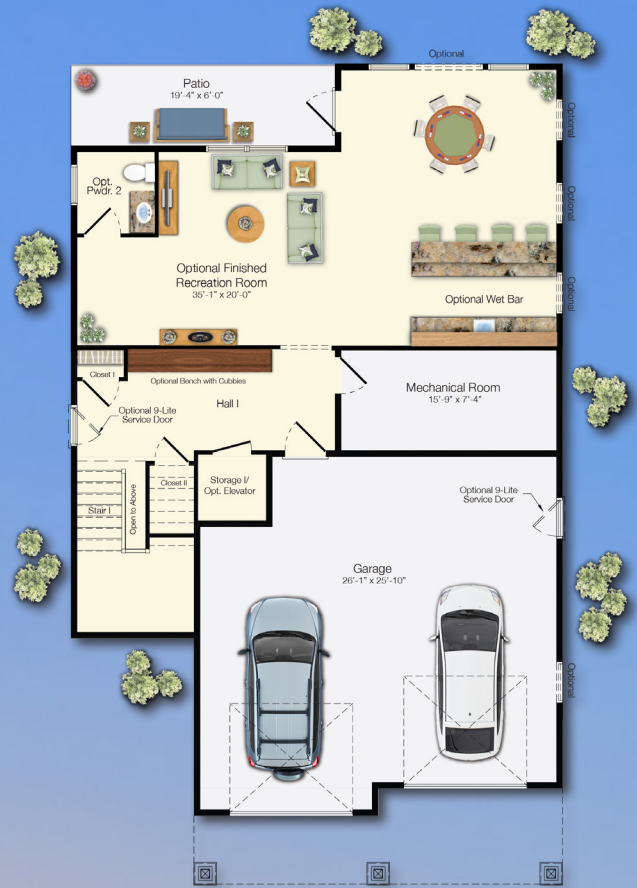
Heated Sqft: 3,502 - 4,480 | Total Sqft: 5,117 - 6,349

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



Optional Elevation B





WAKE UP TO *ocean views*

Here are our top reasons why to choose Sunrise.

Last Available Oceanfront Lots in Delaware: This is a unique opportunity to build an oceanfront home on one of the few remaining homesites along Delaware's coastline. The surrounding area features established residences or is protected by state-owned land.

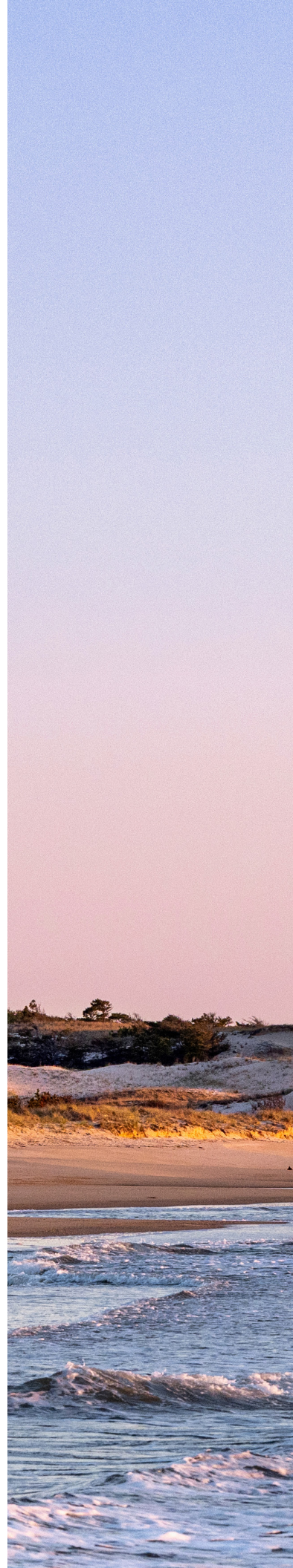
Breathtaking Water Views: Enjoy panoramic vistas of both the sunrise and sunset, with uninterrupted water views throughout the day from the comfort of your own home.

Preserved Views: The property is bordered by state-owned land, ensuring that your scenic view will remain unobstructed for years to come.

Prime Location: Ideally situated in between Bethany Beach and Dewey Beach, offering the perfect balance of privacy and access to local amenities.

Convenient Access to Indian River Marina: Enjoy easy proximity to the renowned Indian River Marina, ideal for boating and other recreational activities.

Exceptional Value: These oceanfront lots are strategically priced to offer you the best possible value for a premium coastal property.





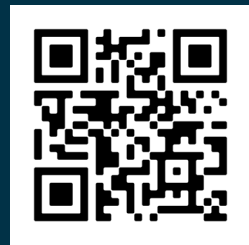
Visit SchellatSunrise.com or contact our Sales Team for more information!



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“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



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for more info on
Sunrise

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