



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



# THE ESTATES AT BRIDGEWATER



# GET TO KNOW BRIDGEWATER!

## **WHY BRIDGEWATER?**

Make every day a vacation at The Estates at Bridgewater. This highly anticipated community, centered around Dirickson Creek, is a place where life is shaped by water. With a two-story waterfront amenity and water access nearby, tranquility and laid-back living will wash over you like waves on the shore. What's more, The Estates at Bridgewater is located 5 miles from the beach in Fenwick Island, giving you easy access to the area's best dining and beaches in Fenwick Island, Bethany Beach, and Ocean City, MD.

## **HOW MANY HOMES ARE IN THE ESTATES AT BRIDGEWATER?**

Once completed, The Estates at Bridgewater will have 156 Schell Brothers homes. The community of Bridgewater will have 227 homes upon completion.

## **WHAT FLOOR PLANS ARE OFFERED AT BRIDGEWATER?**

The Estates at Bridgewater offers a variety of single-family floor plans. Most floor plans range between 3-6 bedrooms and between 2-6 baths. 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 and family, we have the right home to fit your needs.

## **WHAT ARE THE AMENITIES AT BRIDGEWATER?**

The proposed amenity for The Estates at Bridgewater boasts resort-style living focused around Dirickson Creek. The first floor of the proposed amenity features a tot lot, pickleball courts, walking path, and waterfront clubhouse which will have an outdoor pool with sun ledge and splash pad, outdoor bar, grilling area with seating, restrooms and outdoor shower. The second floor plans to have a fitness center with a separate yoga/barre/gym classroom, conference room, elevator, game room, bar and lounge with fireplace and seating area. Direct water access is also pending approval with potential boat slips available to purchase and a community kayak launch.

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

The Estates at Bridgewater's HOA fee is \$281/month and includes: Curbside garbage and recycling services, on-lot lawn care and organic turf treatments, all community amenities, and common area landscaping, grass cutting and organic turf treatments, irrigation, and maintenance, including entrance monuments, streets, sidewalks, and streetlights, community ponds with fountains/lights, snow removal on main roads, and professional property management company with lifestyle director for optional activities available.

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

Sewer = Sussex County  
Water = Artesian Water  
Electric = Delaware Electric Co-Op  
Phone/Cable = Mediacom  
Natural Gas = Chesapeake Utilities

## **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?**

The Estates at Bridgewater is located 5 miles away from Fenwick Island and 7 miles away from the Bethany Beach Boardwalk.

## **WHAT SCHOOL DISTRICT IS BRIDGEWATER LOCATED IN?**

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







## HOMESITE PREMIUMS

#2 \$0	#14 \$0	#51 \$20,000
#4 \$0	#15 \$0	#52 \$15,000
#5 \$0	#16 \$0	#53 \$5,000
#6 \$0	#17 \$0	#54 \$0
#8 \$5,000	#18 \$0	#62 \$20,000
#9 \$10,000	#19 \$0	#63 \$20,000
#10 \$15,000	#42 \$0	#64 \$15,000
#11 \$10,000	#43 \$0	
#12 \$5,000	#48 \$20,000	
#13 \$0	#49 \$20,000	



# 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 B

# 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.*



FIRST FLOOR  
Included Elevation A



Scan me  
for pricing  
and incentives



# The Monterey

Beds: 3 - 5 | Baths: 2.5 - 3.5 |  
Heated Sqft: 1,866 - 3,433 | Total Sqft: 2,315 - 4,609

*\*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





# The Stonefield

Beds: 3 - 5 | Baths: 3 - 5 |  
 Heated Sqft: 2,086 - 3,664 | Total Sqft: 2,543 - 6,723

*\*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 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



Scan me  
for pricing  
and incentives





Optional Elevation B

# 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 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  
for pricing  
and incentives





# The Southport

Beds: 4 - 5 | Baths: 2.5 - 4.5 |  
Heated Sqft: 2,571 - 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.*



Scan me  
for pricing  
and incentives



Optional Craftsman Elevation

# The Chatham

Beds: 3 - 5 | Baths: 2.5 - 4.5 |  
Heated Sqft: 2,583 - 3,366 | Total Sqft: 3,449 - 4,344

*\*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 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.*



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







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



**ROSEMARY WEHBERG**

(302) 569-9134

[rosemary.wehberg@schellbrothers.com](mailto:rosemary.wehberg@schellbrothers.com)



**JAY HAUCK**

(302) 260-6478

[jay@schellbrothers.com](mailto:jay@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  
Bridgewater

© 2024 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 8.19.24

