



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

The Peninsula Still Waters



GET TO KNOW THE PENINSULA!

WHAT AMENITIES ARE OFFERED?

The Peninsula is centered around an 18-hole par 72 Jack Nicklaus Signature Golf Course; complete with a driving range, practice facility, award-winning pro shop and golf pros who can help you better your game. In addition to the golf course, the Peninsula features a clubhouse with on-site fine dining, a wine room, banquet space, wood burning pizza oven, billiard room, locker rooms, and an interactive HD golf simulator. The Peninsula is also home to a variety of pools that are located at the Lakeside Village, including an indoor pool and hot tub, an adult only outdoor pool and hot tub, and a signature wave pool with designated splash zone and sandy beach lounge area plus a new pool with activity pad which boasts the title of largest heated pool in Sussex county. Inside the Lakeside Village, there is a state-of-the-art athletic club, aerobics room, activities room, and a full service spa with massage rooms, sauna and locker rooms. The Lakeside Village also has bocce ball, horseshoes, volleyball, basketball courts, and tennis/pickleball courts. We have a fishing pier situated off the natural tidal wetlands where you can spot wildlife and cast your fishing lines. The Nature & Exploration Center located in the Marina Bay neighborhood is surrounded by a scenic boardwalk and 12 miles of walking trails that includes a three mile nature trail and kayak launch.

WHAT TYPE OF FLOOR PLANS ARE OFFERED AT THE PENINSULA?

Peninsula offers a variety of floor plans to choose from including ranch homes and two-story homes with first floor living.

WHAT TYPE OF HEAT/ENERGY SOURCE WILL BE IN THE HOMES?

The Peninsula is a Natural Gas community.

WHAT'S INCLUDED IN THE HOA BENEFITS & WHAT ARE THE FEES?

The HOA fee covers security with a 24/7 manned gate house and patrol, maintenance of our 3 points of access to the bay, the Nature & Exploration Center, Bay Beach, Fishing Pier and Trails.

Maintenance for community roads, snow removal, trash & recycle collection, lawn and landscaping care, and irrigation on your property and common areas are also included. The HOA fee also includes Verizon FiOS ultra high speed internet service thru fiber optics, and Verizon FiOS expanded television programming. The HOA fees are outlined below for each available neighborhood at the Peninsula and include everything mentioned above.

The COA fee is in addition to the HOA fee for Still Waters single-family, Sailside single-family Marina Bay villas & townhomes. Still Waters single-family COA fee includes your Master Insurance Policy for the exterior of your home and the water for irrigation on your property.

WHO ARE THE UTILITY COMPANIES?

Public Water – Tidewater Utilities

Electric – Delaware Electric Co-Op

Phone/Cable – Verizon

Sewer – Sussex County

Natural Gas – Chesapeake Utilities

HOW MUCH ARE THE PROPERTY TAXES?

Property taxes typically range from \$2,000 - \$3,000 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.

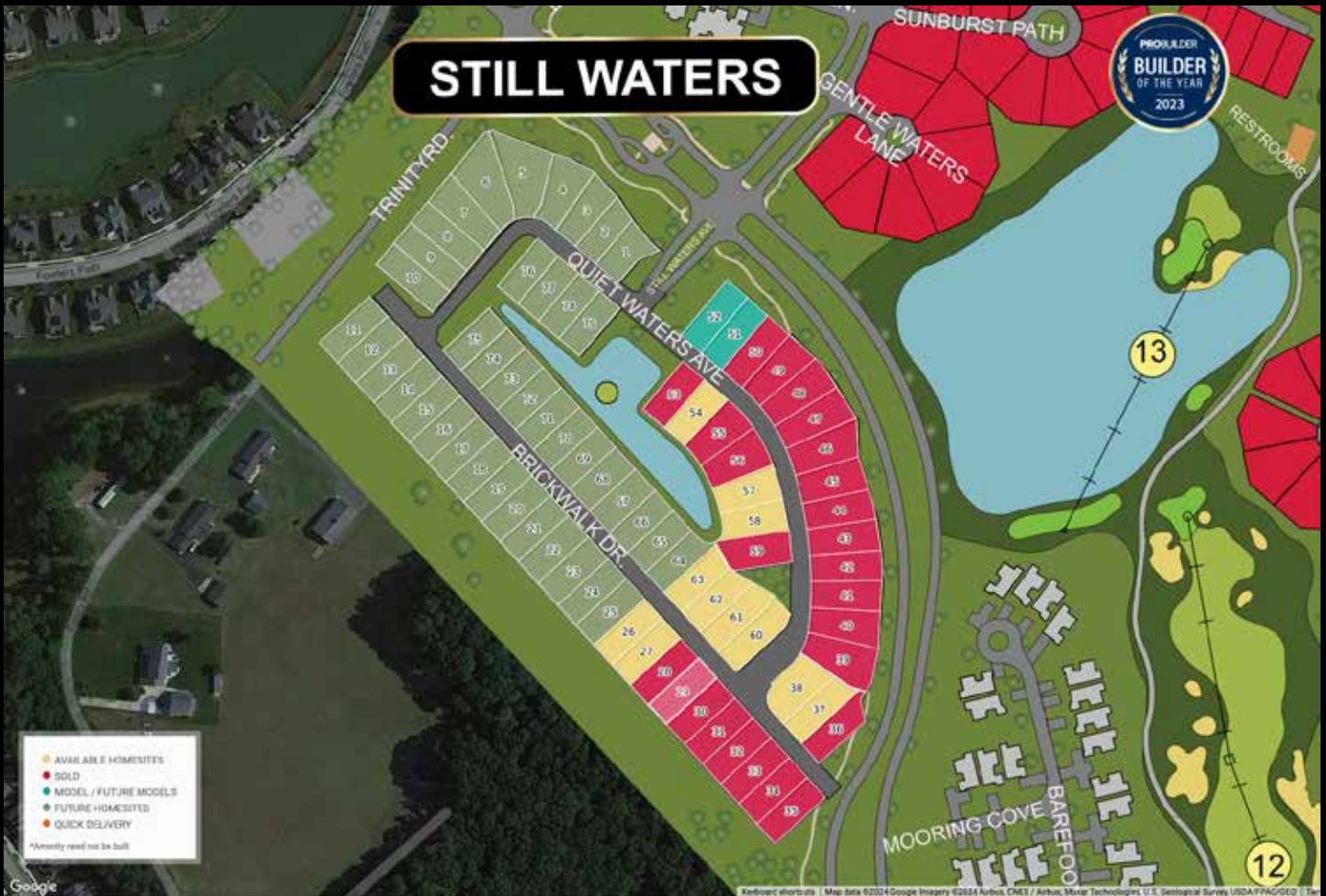
HOW CLOSE IS THE BEACH?

When you live at the Peninsula, you will have access to a private beach with floating dock on the Indian River Bay, where you can lounge in the sun, paddleboard, kayak or catch beautiful sunsets. You are also only about 10-15 miles away from Rehoboth and Lewes beaches.

IN WHAT SCHOOL DISTRICT IS THE PENINSULA LOCATED?

This community is located in the Indian River School District. The schools that service the Peninsula are Long Neck Elementary, Millsboro Middle School, and Sussex Cental High School.

SITE PLAN



HOMESITE PREMIUMS

#26 \$15,000	#61 \$3,000
#27 \$15,000	#62 \$3,000
#37 \$5,000	#63 \$10,000
#38 \$0	
#54 \$25,000	
#57 \$25,000	
#58 \$20,000	
#60 \$3,000	



SCAN ME
for pricing
and incentives.



Optional Elevation B

The Orchid

Beds: 3 - 4 | Baths: 2 - 3.5 |
Heated Sqft: 1,532 - 2,171 | Total Sqft: 1,909 - 2,815

* Orchid Minimum 1,700 Heated SQFT Requirement. Must select optional sunroom, loft, or bonus room

**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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Optional Elevation B

The Heather

Beds: 3 - 6 | Baths: 2 - 5 |
Heated Sqft: 1,582 - 3,867 | Total Sqft: 2,023 - 5,700

**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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Optional Elevation B

The Bluebell

Beds: 3 - 4 | Baths: 2 - 3 |
Heated Sqft: 1,785 - 3,390 | Total Sqft: 2,188 - 4,628

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



FIRST FLOOR
Included Elevation A



Optional Elevation D



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The Iris

Beds: 3 - 6 | Baths: 2.5 - 5.5 |
Heated Sqft: 2,054 - 3,203 | Total Sqft: 2,404 - 3,637

**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 Hadley

Beds: 3 - 6 | Baths: 2.5 - 4.5 |
Heated Sqft: 2,358 - 4,587 | Total Sqft: 3,189 - 6,347

**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



Optional Elevation B



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The Lilac

Beds: 4 - 6 | Baths: 2.5 - 3.5 |

Heated Sqft: 2,431 - 3,760 | Total Sqft: 3,208 - 5,000

**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





CLUB MEMBERSHIP OPTIONS & HOA BENEFITS

THE PENINSULA'S HOMEOWNER'S ASSOCIATION

Security with a 24/7 manned gate house and patrol. Maintenance of our 3 points of access to the bay; the Nature & Exploration Center, Bay Beach, and Fishing Pier. Trash & Recycling Collection. Lawn & Landscaping care of your property and common areas. Verizon FIOS Ultra High Speed Internet Service & Verizon FIOS Expanded Television Programming.

Sanctuary Monthly HOA Dues - \$342 | 18th on the Bay Monthly HOA Dues - \$340 | Still Waters Monthly HOA & COA Dues \$406.33 | Conservancy HOA & COA Dues \$420.83

CLUB MEMBERSHIP DEPOSITS AND DUES

Membership Type	Club Membership and Dues	Monthly Dues	Annual Food Minimum
Reserve	\$47,500	\$704	\$800
Sport	\$25,000	\$416	\$800
Social	\$15,000	\$351	\$800

CLUB MEMBERSHIP DESCRIPTIONS

Reserve	Sport	Social	Benefits
√	√	√	Access to the Clubhouse, Terrace Grill, Snack Bar, and Community events; indoor & outdoor pools, wave pool, a beach volley ball court, and Athletic Club; which features a fully equipped gym with commercial fitness machines, free weights, on site fitness monitors, as well as an array of cardio equipment with flat screen TV's. The Athletic Club also has an aerobics room, activities room, massage rooms, locker rooms, and a sauna.
√	√		Access to place your property in a vacation rental program.
√	√		Access to our six tennis courts (including two Har-Tru courts) and six pickle ball courts.
√	\$		Access to Jack Nicklaus Signature designed golf course and practice facility. • Reserve: \$27 cart fee only • Sport: Greens Fee in season - \$120 includes cart; Off season - \$100 includes cart
√			The Troon Privé Privilege & Troon Advantage Program which allows members to play at other Troon private clubs for host clubs cart fee rate or to play other Troon Golf properties at a substantially lower rate.
√			Advance booking windows for golf, discounted golf rates for extended family, intermediate family membership access, and remote practice facility check in.

ALL NEIGHBORHOODS:

One-time Master HOA Capital Contribution = 1/2 of 1% of the purchase price goes to the PCA (.005%).

Still Waters COA Capital Contribution = \$750 + 1/2 of 1% of the purchase price goes to the PCA (.005%).

For additional membership information, please contact our Membership Director at 302-947-1754.

For HOA information, contact the Peninsula Community Association at (302) 947-2036.

Want more information?
Visit 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



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for more info on
Still Waters

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