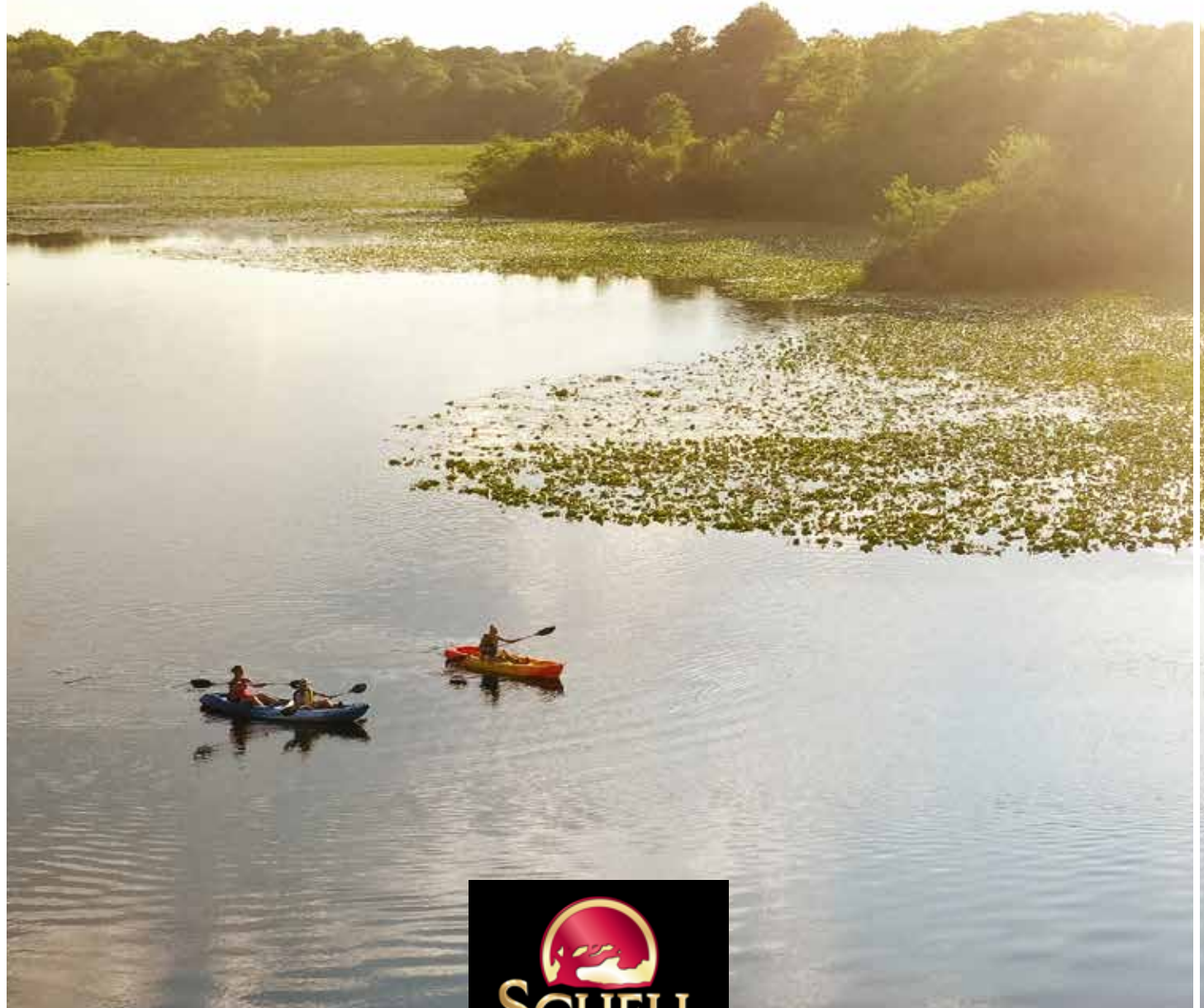




WE RECEIVED THE HIGHEST RECOGNITION
FOR A BUILDER IN NORTH AMERICA,
PROBUILDER'S 2023 BUILDER OF THE YEAR.

Walden



GET TO KNOW WALDEN!

Why Walden?

With direct access to idyllic Burtons Pond, Walden truly is the best of everything. Located in Coastal Delaware, Walden is just minutes from everyday conveniences and both Lewes & Rehoboth Beaches. Easy access to Route 24 or choose to take the various back roads to area destinations and major roadways.

How many homes are in the community?

Once completed, Walden will have 265 homes.

What are the amenities?

Walden features a clubhouse with a fitness center, wet bar, rec room with games, seating and fireplace for gathering with friends and neighbors year round, outdoor pool with sun deck, courtyard w/ tiki bar & grill station, 2 pickleball courts, a multi-use sports court (tennis and basketball), tot-lot (playground), walking/bike path, and dock for kayak launch to Burtons Pond.

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

The HOA fees are \$125 /month. HOA Fees include access to all amenities including clubhouse and fitness center, 2 outdoor pools, pickleball courts, community walking/bike path, and multi-use sports court, and common area maintenance, trash/recycling, kayak launch dock to Burtons Pond, ponds with fountains, sidewalks, snow removal (roads only), school bus shelter.

*Lawn maintenance optional.

What size are the homesites?

Homesites range from 1/4 acre to 1/3 acre.

What type of floor plans are offered at Walden?

Walden offers a variety of floor plans including ranch and two-story homes. Floor plan options include additional bedrooms and bathrooms, living area extensions, luxury owner's suites, finished basements, home theatres, multi-level courtyards, and much more.

Do you offer basements?

Yes! Basements are available on select homesites, conditioned crawl space included.

Who are the utility companies?

Central Water – Tidewater Utilities
Electric – Delaware Electric Co-Op
Phone/Cable – Verizon Fios
Central Sewer – Sussex County
Natural Gas – Chesapeake Utilities

How much are the Property Taxes?

Property taxes typically range from \$2,000 to \$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?

Walden is about 10 miles from Lewes Beach and downtown Rehoboth Beach. The Cape Henlopen State Park is 13 miles away and has both walk-on and drive-on beaches. Annual passes can be purchased at the State Park office, or you can purchase daily passes at the gatehouse when you enter the State Park.

In what school district is Walden located?

This community is located in the Cape Henlopen School District, and the schools that service Walden are: Love Creek Elementary, Beacon Middle School, and Cape Henlopen High School.



CLUBHOUSE AT WALDEN

*not actual photo of the clubhouse, details may vary upon completion.
Need not be built



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 Feb 07, 2024.

HOMESITE PREMIUMS

#12 \$25,000	#128 \$25,000	#141 \$3,000	#159 \$0	#170 \$0
#14 \$30,000	#130 \$35,000	#150 \$20,000	#160 \$0	#171 \$0
#15 \$20,000	#134 \$3,000	#151 \$10,000	#161 \$0	#172 \$0
#28 \$0	#135 \$3,000	#152 \$2,500	#162 \$0	#173 \$0
#88 \$0	#136 \$3,000	#153 \$0	#163 \$0	#174 \$0
#89 \$0	#137 \$3,000	#154 \$0	#164 \$0	#262 \$0
#101 \$0	#138 \$3,000	#155 \$0	#167 \$0	#263 \$0
#110 \$0	#139 \$3,000	#156 \$0	#168 \$0	#264 \$0
#127 \$30,000	#140 \$3,000	#158 \$0	#169 \$0	





SCAN ME
for pricing
and incentives.



Included Elevation A

The Montauk

Beds: 3 - 5 | Baths: 2 - 4 |
Heated Sqft: 1,660 - 4,104 | Total Sqft: 2,112 - 5,662

**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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The Whimbrel

Beds: 3 - 6 | Baths: 2.5 - 5.5 |
Heated Sqft: 2,054 - 4,278 | Total Sqft: 2,404 - 5,076

**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 Mayberry

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

Heated Sqft: 2,254 - 5,343 | Total Sqft: 2,926 - 6,816

**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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The Kingfisher

Beds: 3 - 7 | Baths: 2.5 - 7 |
Heated Sqft: 2,566 - 5,750 | Total Sqft: 3,531 - 7,514

**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.



Included Elevation A

The Cassidy

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

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

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



FIRST FLOOR
Included Elevation A



Optional Farmhouse Elevation



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The Jameson

Beds: 3 - 8 | Baths: 2.5 - 6.5 |

Heated Sqft: 2,679 - 5,692 | Total Sqft: 4,124 - 8,457

**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 Elevation C

The Henlopen

Beds: 4 - 5 | Baths: 3 - 5 |
Heated Sqft: 2,783 - 5,080 | Total Sqft: 3,814 - 7,204

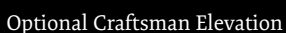
**Floor plan dimensions are approximate. Floor plans have an extensive list of structural options for further personalization.*



FIRST FLOOR
Included Elevation A

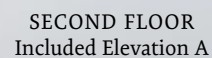


SECOND FLOOR
Included Elevation A



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

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





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Optional Elevation C

The Chesapeake

Beds: 4 - 7 | Baths: 3 - 6.5

Heated Sqft: 3,383 - 7,004 | Total Sqft: 4,430 - 9,648

**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 Craftsman Elevation



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and incentives.

The Waterford

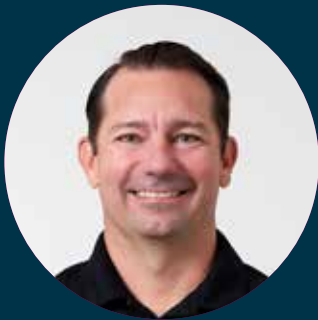
Beds: 4 - 8 | Baths: 3.5 - 7.5 |

Heated Sqft: 3,642 - 7,495 | Total Sqft: 4,810 - 9,521

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



Want more information?
For 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



Scan me
for more info on
Walden

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