



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



WELCHES  
• pond •



# GET TO KNOW WELCHES POND!

## **What amenities are offered?**

Welches Pond is set amid preserved wetlands and features a large natural pond, dense woods, and is a highly sought after location in Lewes west of Route one. And the best part: the future amenities are incredible and include a clubhouse, pool and lanai, multi-court, a pavillion overlooking Love Creek, and plenty of pocket parks and ponds.

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

Once completed, Welches Pond will have 247 homes.

## **How many acres does Welches Pond sit on?**

Welches Pond is on 256 acres, with 31 acres of protected wetlands.

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

The HOA fee at Welches Pond is \$295/month. This fee includes maintenance of the clubhouse, pool, sports court, pocket parks, grass cutting on your property, and common area maintenance, including ponds, streets, sidewalks, landscaping, street lights, trash removal, and snow removal.

## **What size are the homesites?**

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

## **Who are the utility companies?**

Central Water – Tidewater Utilities  
Electric – Delaware Electric Co-Op  
Phone/Cable – Mediacom  
Central Sewer – Sussex County

## **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?**

Welches Pond is about 5 miles from Lewes Beach and about 5 miles to downtown Rehoboth Beach. The Cape Henlopen State Park is 6 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 Welches Pond located?**

Currently, this community is located in the Cape Henlopen School District, and the schools that service Welches Pond are: Love Creek Elementary, Beacon Middle School, and Cape Henlopen High School.







## CLUBHOUSE AT WELCHES POND

\*need not be built







**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







**SCAN ME**  
for pricing  
and incentives.



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



**SCAN ME**  
for pricing  
and incentives.

# 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.



Optional Farmhouse Elevation

# 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.*







Included Elevation A



**SCAN ME**  
for pricing  
and incentives.

# 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



SCAN ME  
for pricing  
and incentives.



Optional Craftsman Elevation

# The Shearwater

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.*



FIRST FLOOR  
Included Elevation A



SECOND FLOOR  
Included Elevation A





Optional Elevation C



**SCAN ME**  
for pricing  
and incentives.

# 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





**SCAN ME**  
for pricing  
and incentives.



Optional Elevation D

# The Brady

Beds: 4 - 7 | Baths: 2.5 - 5.5

Heated Sqft: 3,018 - 5,207 | Total Sqft: 4,212 - 6,735

*\*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 Bridgeport

Beds: 4 - 6 | Baths: 3.5 - 6.5 |  
Heated Sqft: 3,500 - 5,981 | Total Sqft: 4,146 - 7,795

*\*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 Southern Elevation

# 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.*



FIRST FLOOR  
Included Elevation A



SECOND FLOOR  
Included Elevation A



# 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

#4 \$0

#8 \$40,000

#50 \$5,000

#55 \$7,500

#56 \$5,000

#74 \$45,000

#111 \$20,000

#116 \$25,000

#118 \$10,000

#119 \$5,000

#145 \$5,000

#157 \$25,000

# WANT MORE INFORMATION?

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



**JOSH HOINOWSKI**  
(302) 569-9065  
[josh.hoinowski@schellbrothers.com](mailto:josh.hoinowski@schellbrothers.com)



**AMANDA KINCAID**  
(302) 569-9302  
[amanda@schellbrothers.com](mailto:amanda@schellbrothers.com)

“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  
Welches Pond

© 2023 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 7.25.23

