Included FEATURES

The PENINSULA
On The Indian River Bay

SCHELL
brothers

COURTNEY WAY

Included FEATURES

The Peninsula On The Indian River Bay

The following pages will introduce you to the included features in your Schell Brothers Home. Be sure to visit our online design studio to learn about the numerous options available in your home (www.style.schellbrothers.com).

Schellter™ Advanced Building Science 2

Structural Framing..... 5

Exterior Finishes 6

Interior Finishes 8

Lighting..... 10

Electrical..... 12

Flooring 12

Hardware..... 14

Cabinets..... 14

Countertops..... 14

Plumbing Fixtures..... 16

Appliances 19

Heating & Air Conditioning (HVAC) 20

Insulation 21

Please note: On-screen and printed colors may vary from actual materials. Photos shown may include some optional features or upgrades. All products are subject to manufacturer availability. Some selections, products, materials, colors, and finishes may not be available for every community and floorplan. All specifications are subject to change without notice. Some restrictions may apply. Please refer to our online design studio (style.schellbrothers.com) for the most up to date selections available in your specific community. Please see your Community Sales Team or Design Consultant for details.

SCHELLTER™
ADVANCED BUILDING SCIENCE

SMART TECHNOLOGY DEVELOPED BY SCHELL BROTHERS TO PROVIDE YOU WITH THE ULTIMATE HIGH PERFORMANCE HOME.

Schellter™ Advanced Building Science was developed as part of our continual commitment to provide our homeowners with an exceptional home worthy of the Schell Brothers name and reputation. Schellter is comprised of three components: Enerwize™, SanctuAIR™, 4Tress™, and HomeIQ™. Our goal was to use a scientific process to create a new type of home – a home that is extremely energy efficient (Enerwize), eliminates the health risks associated with poor indoor air quality (SanctuAIR), provides unparalleled durability, longevity, strength, and quality (4Tress) and offer the ease Smart living with everything at your fingertips (HomeIQ™) .

SANCTUAIR™
harboring health

BREATHE EASY WITH SANCTUAIR™.

Sleep better knowing that your home is protected by SanctuAIR™, the ultimate in healthy air quality. The high SanctuAIR™ standards exceed the requirements of the Environmental Protection Agency's Indoor AirPLUS® program, placing our homes in the top 10% in the nation for air quality. That's right, the air quality in your home will be better than 90% of the homes in the country! We use low VOC (Volatile Organic Compound) building products and MERV-13 air filters. A MERV-13 Filter will remove almost all of the harmful particles in the air.

4TRESS™
LEGENDARY QUALITY

RELAX IN A 4TRESS™ ENVIRONMENT THAT IS BUILT TO STAND THE TEST OF TIME.

A home built 4tress™ strong will last longer, require fewer repairs, and provide you with more time for the things you love. Advanced framing techniques that include 2 × 6 exterior walls*, engineered flooring systems, waterproofing techniques, and a five check leak prevention system place your home among the most durable in the nation. All 4tress™ homes meet stringent requirements for strength, durability, moisture resistance, and sound attenuation.

*Some garage exterior walls use 2x4.

YOUR HOME JUST GOT SMARTER.

Our HomeIQ system ensures your family lives at home with ease and offers technology at your fingertips. Voice-activated commands allow you to ensure security, manage appliances and lighting, and access a variety of voice-activated apps right from your hub. Your Intellihome features an Alarm.com IQ Panel with a Z Wave Hub that ties all your devices together in one platform. It also fully integrates with your Alexa Command Center.

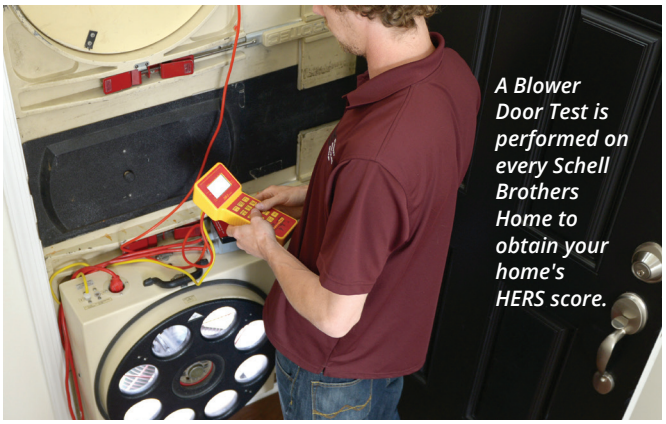
homeIQ™
SMART LIVING

SAVE TIME, ENERGY AND MONEY WITH ENERWIZE™.

enerwize™
ENERGY OPTIMIZED

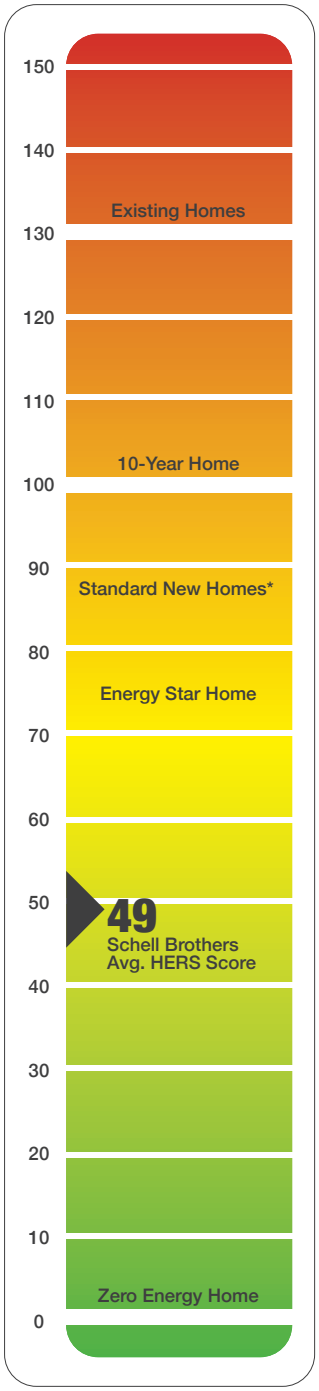
Enerwize™ sets a new standard for home energy efficiency by far surpassing the requirements and efficiency ratings of homes built to Energy Star specifications. While all Schell Brothers homes are also Energy Star certified, the addition of Enerwize™ features and technology yields homes that are approximately 50% more energy efficient than a typical Energy Star certified home. In addition, Enerwize™ homes are over 100% more energy efficient than the average existing home, which means an Enerwize™ home will have energy costs that are less than half those of an equivalently sized existing home. By buying an Enerwize™ home, you're not only saving money, you're helping our environment by reducing the carbon footprint of your home.

The EnerWize™ brand is synonymous with comfort, savings, and peace of mind. Features such as High Performance air conditioners, variable speed blowers, tankless water heaters, specially sealed ducts, and proprietary techniques combine to provide an average HERS (Home Energy Rating System) score of 49. That means you can expect a utility bill that will be about 51% less than a typical existing home.



A Blower Door Test is performed on every Schell Brothers Home to obtain your home's HERS score.

HERS SCALE
The Home Energy Rating System (HERS) measures a home's energy efficiency.



Schell Brothers averages 49 on the HERS Scale, making them some of the most energy efficient homes in the country.

Included EXTERIOR FEATURES

THE PENINSULA

The Lilac - Optional Elevation D

STRUCTURAL FRAMING

EXTERIOR WALLS

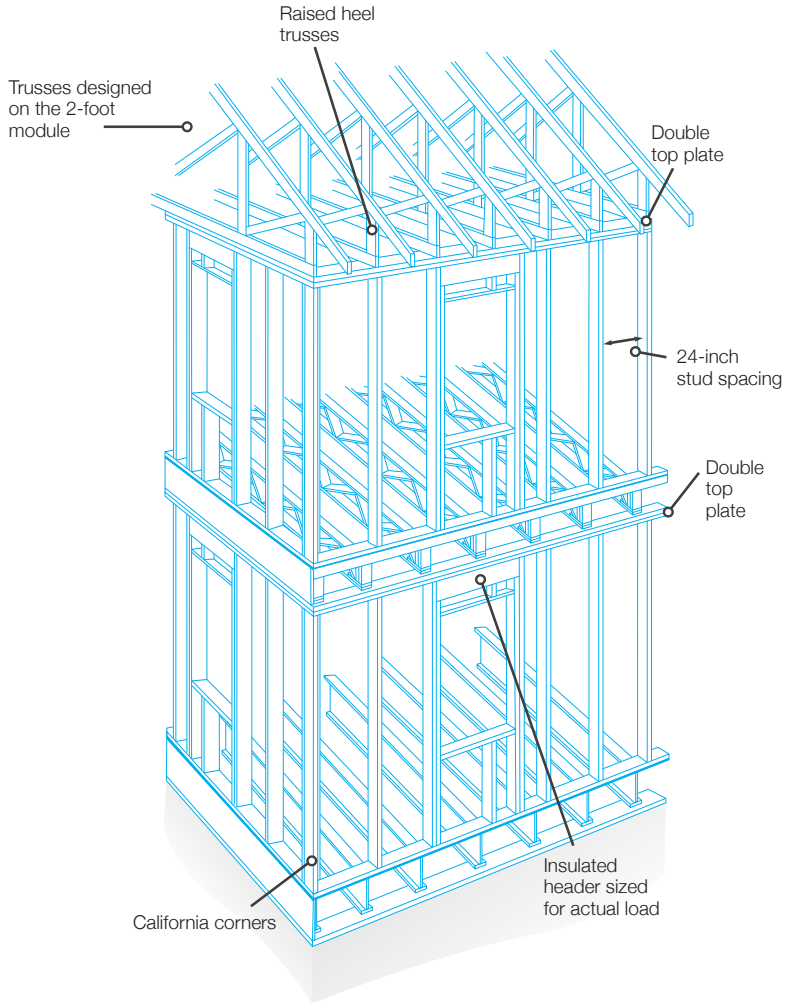
Exterior walls* are constructed utilizing Advanced Framing Techniques that include: 2″ x 6″ walls with studs spaced 24″ on center, right sized insulated headers and wall corners/intersections that allow for full cavity insulation.

FLOOR SYSTEM

Constructed of engineered open–web floor trusses per plan. All sub-flooring has a 3/4″ tongue and groove sub-floor.

ROOF SYSTEM

Engineered roof trusses with energy heels provide adequate space for extra insulation.



EXTERIOR FINISHES

SIDING
Allura™ Fiber Cement lap siding is included on the exterior of your home. Board and Batten, and cedar shake impression accents are available per plan.

EXTERIOR TRIM
- 8” aluminum wrapped fascia
- Vinyl Shutters per floor plan
- Friezeboard per floor plan
- MiraTec corners, window trim, and accent trim included

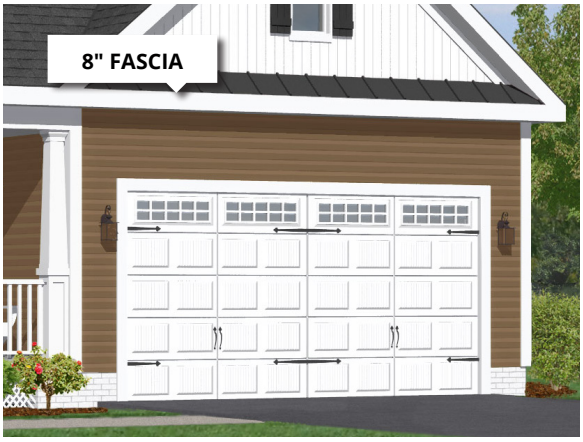
ROOFING
Laminated asphalt shingles have a legacy of beauty and protection. They will not only protect your most valuable asset, they’ll also beautify your home for years to come with multiple colors that complement your exterior selections.

FOUNDATION
Conditioned 4’ tall crawl space standard.

DRIVEWAY AND LEAD WALK
Concrete.

FRONT PORCH
Fiberon or equivalent synthetic decking, except for slab on grade homes which will have concrete front porches.

LANDSCAPING
Landscaping package includes full yard sod and irrigation with front shrubs/flowers, and mulch.



GARAGE DOORS

ROOFING

GARAGE DOORS

Wayne Dalton 9405 Carriage Door with glass and arrow hinges/handles, two tone painted (see color packages for color selections). Included style options are: Lexington, Charleston, and Westfield. Electric garage door opener with push button operation and remote control included.

OVERHEAD DOOR LIFTMASTER MYQ GATEWAY

Your HomeIQ features a Liftmaster myQ Gateway garage door which can be operated with voice or touch control from the kitchen Command Center. You can also operate the door from the Alexa app.

SLIDING DOORS

PlyGem®

FRONT DOOR

Masonite® is one of the world's leading manufacturers of interior doors and entry door systems. Throughout the company's 80 year history, Masonite® has maintained its focus on leading-edge innovation, and manufacturing excellence.

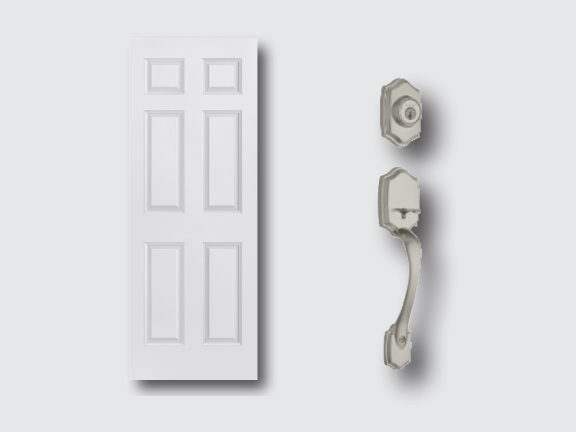
SMART FRONT DOOR LOCK

A keyless entry door lock will give you the freedom from keys and hiding them under the door mat. Remotely lock/unlock the door from anywhere you are and receive messages on who's entered the home. It also communicates directly to your alarm panel and command center.

VIDEO DOOR BELL

Your HomeIQ features an Alarm.com IQ Panel with a Z Wave Hub that ties all your devices together in one platform. It also fully integrates with your Alexa Command Center. Your home will come with a keyless entry system and a video doorbell included.

BOARD & BATTEN SHUTTER



MASONITE® FRONT DOOR AND KWIKSET BALBOA SERIES LEVER WITH BELLEVIEW HANDLE SET

WINDOWS

Your new home includes PlyGem High Performance single-hung windows that feature dual low-E coating with argon gas, and warm edge spacer technology. The overall U value (insulating value) is below .26 and SHGC (solar heat gain coefficient) is below .21 which exceeds the Energy Star requirements. Screens are included with each operable window.

MOLDED MAINTENANCE FREE SHUTTERS

The color is molded through the shutter for years of durability and maintenance–free beauty. See color packages for color selections.

Included INTERIOR FEATURES

THE PENINSULA

The Lilac Primary Suite
Please note: photo shows optional crown moulding on ceiling

INTERIOR FINISHES

INTERIOR DOOR
6-Panel Doors included.

DOOR HARDWARE: INTERIOR DOORS
Kwikset Balboa Series lever in satin nickel finish.

DOOR HARDWARE: FRONT DOOR
Kwikset Balboa Series lever and Belleview Handle set in satin nickel finish.

INTERIOR TRIM
- 5-1/4" base moulding.
- One-piece crown moulding in the Foyer (plan specific) and Primary Suite.
- 2-1/4" casing on interior/exterior doors, windows and cased openings.

CLOSETS
White wire shelving in pantries and linen closets; full slide rods in coat closets and bedroom closets.

PAINT
2 coats of Sherwin Williams Low VOC Painters Edge flat paint (SW7005 Pure White) on all walls and ceilings, and semi-gloss latex enamel on trim and doors.

TRAY CEILING
Tray Ceiling is included in Primary Suite and Dining or Foyer per floor plan.

MASONITE® INTERIOR DOOR

INCLUDED TRAY CEILING PER PLAN

ELECTRICAL

SERVICE
200 AMP main service located in the garage on an exterior wall or basement.

CEILING FANS
Rough - ins are included in Great Room, Living Room, Flex Room, Study, and all Bedrooms.

SMOKE & CARBON MONOXIDE DETECTORS
Smoke Detectors are included in all bedrooms and combination Smoke/Carbon Monoxide Detectors are located outside of sleeping areas.

DOORBELL
A doorbell is installed in every home, because we know your friends and family will be stopping by. :)

ALARM SYSTEM AND HUB
Your HomeIQ features an Alarm.com IQ Panel with a Z Wave Hub that ties all your devices together in one platform. It also fully integrates with your Alexa Command Center.

SMART HOME COMMAND CENTER
Our Smart Home Command Center mounted in or near your kitchen allows you full control of your home right from one monitor.

PRIMARY SUITE
Rough-in for ceiling fan and light with separate wall switches. (2) Switched wall outlets located on either side of bed (Location is pre-determined based on room layout. See marketing plans for most common furniture configurations.) Top outlet of these two outlets will be switched.

TELEPHONE & CABLE
Structured wiring package with 2 telephone and 2 cable outlets; quantities are exchangeable (ex: 3 phone & 1 cable); You will determine the location during your Pre-Drywall walk-through.

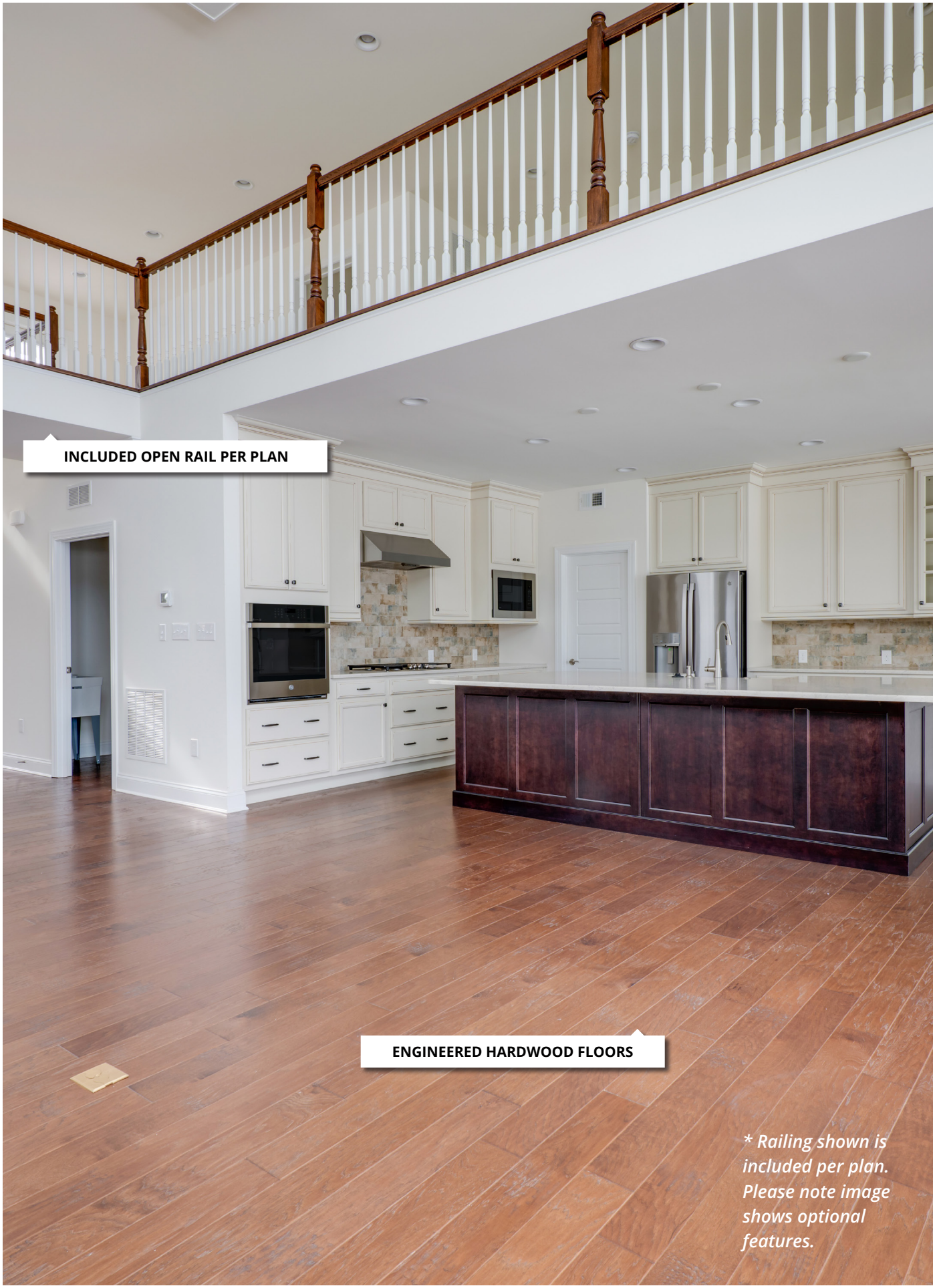
OUTLETS FOR YOUR DEVICES
The search for your charger is over.
Your HomeIQ comes equipped with a USB-C and USB-A combination outlet installed in the kitchen at either end of the Command Center and in the rear kitchen wall.

FLOORING

ENGINEERED HARDWOOD
Engineered hardwood included in Kitchen, Great Room, Foyer, Mud Room, Laundry, Dining, and Powder Room. Luxury Vinyl Planking (LVP) options available.

PLUSH CARPET
Shaw CRI Green Label Plus certified carpet in flex room and bedrooms (includes 6lb pad.)

CERAMIC TILE
Ceramic 12 x 12 Tile included in all full Baths and Laundry Room.



** Railing shown is included per plan. Please note image shows optional features.*

CABINETS

KITCHEN & BATHROOM CABINETS

Wellborn's Select Series, Arlington Square Maple, 1/2 overlay cabinets included.

For over 45 years, Wellborn Cabinet Inc. has been manufacturing kitchen and bath cabinetry. Their goal is to provide products that are crafted with the utmost quality and care, products that they are proud to build and products that you will be proud to own. Just think how great your kitchen will look!

We offer a large variety of cabinet options including more than 40 cabinet styles and colors to make your kitchen truly one of a kind.

CABINET HARDWARE

INCLUDED CABINET HARDWARE

POLISHED CHROME

SATIN NICKEL

MATTE BLACK

COUNTERTOPS

KITCHEN COUNTERTOPS

Granite (Tier 1). Quartz options available.

BATHROOM VANITY TOPS

Cultured marble with matching integral sinks.
Optional materials are available.

PLUMBING FIXTURES

KITCHEN SINK

Stainless Steel Single Bowl Drop in with third horse power garbage disposal.

*Garbage disposal not available on septic.

MOEN RENZO ONE-HANDLE LOW ARC PULLOUT FAUCET

Polished chrome single-handle pull-out sprayer.

MOEN RENZO ONE-HANDLE LOW ARC PULLOUT FAUCET

PEDESTAL SINK

White porcelain pedestal sink in Powder rooms.

PRIMARY BATH SHOWER

6x6 white tile wall surrounds per floor plan.

6X6 TILE SURROUND

SECONDARY BATHS TUB/SHOWER COMBO UNITS

Fiberglass tub/shower combo 60" x 32" x 72"

TOILETS

White porcelain elongated toilets in all full bathrooms and powder rooms.

WATER HEATER

With the Rinnai tankless hot water heater, enjoy up to 40% energy savings while heating water only when you need it. In addition, tankless water heaters save space and can last up to twice as long as tank style units.

RINNAI TANKLESS HOT WATER HEATER

OUTSIDE HOSE BIBS

Two frost free hose bibs in opposite corners in pre-determined locations.

WHITE PORCELAIN PEDESTAL SINK

BATHROOM PLUMBING FIXTURES

We are proud to include Moen in your new home! All Moen products come with a Limited Lifetime Warranty against leaks, drips and finish defects.

BATHROOM SINK FAUCET

PRIMARY BATH

8" widespread two-handle faucet in polished chrome

SECONDARY BATHS AND POWDER ROOM

Center set lever handle in polished chrome

SHOWER HEAD & FAUCET

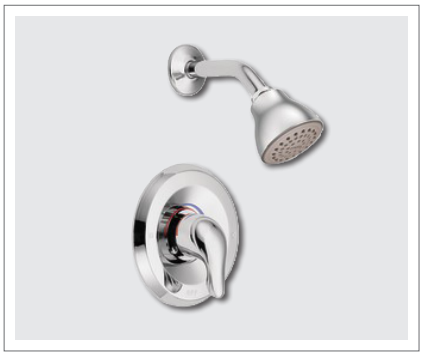
PRIMARY BATH

Lever handle with Easy Clean XL shower head trim and valve polished chrome

SECONDARY BATH

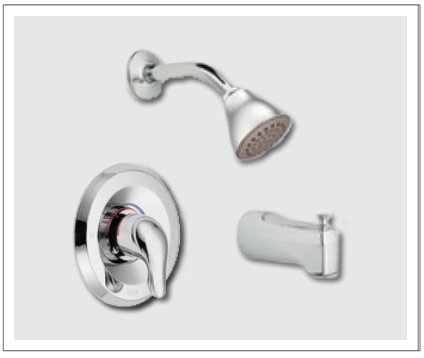
Lever handle with Easy Clean XL shower head and diverter spout trim and valve polished chrome

8" PRIMARY BATHROOM SINK FAUCET



PRIMARY BATHROOM SHOWER HEAD & FAUCET

SECONDARY BATH AND POWDER ROOM SINK FAUCET



SECONDARY BATH SHOWER HEAD & FAUCET

APPLIANCES

Included appliances are GE Stainless Steel and come with a 3-year manufacturer's warranty.

GE® SIDE-BY-SIDE REFRIGERATOR

REFRIGERATOR

GE® 25.3 Cu. Ft. Side-by-Side Refrigerator with water and ice in door, adjustable spill-resistant glass shelves, adjustable door bins, and LED lighting.

GE® ELECTRIC RANGE

RANGE

GE 30" Free-Standing Electric Range, ceramic glass cooktop, two 9"/6" power boil elements, 5.3 cu. ft. oven capacity, dual-element bake, self-clean oven, removable full-width storage drawer

MICROWAVE

GE 1.6 Cu. Ft. Over-the-Range Microwave Oven, two-speed venting system (vented to the outside), auto and time defrost, turntable on/off

GE® MICROWAVE

DISHWASHER

GE Dishwasher with front controls, 500 series wash system, automatic hot start, automatic temperature control, dedicated silverware jets, dual pumps and motors, Piranha hard food disposer with removable filter, 4-wash cycle options

WASHER & DRYER

Rough-in for washer/dryer hookup with water, exhaust and electrical outlet. Washer and dryer not included.

GE Profile, GE Cafe, Viking, Monogram appliances are available options

GE® DISHWASHER

HEATING, VENTILATION, & AIR CONDITIONING (HVAC)

All homes are built to exceed Energy Star Standards.

A/C UNIT

High Performance A/C unit.

FURNACE

95+ Efficiency two-stage gas furnace in primary zone with a mini split ductless system in optional Finished Bonus Rooms.

THERMOSTATS

Programmable digital thermostats that has remote access controlled with any smartphone, tablet or computer.

AIR FILTERS

Included ultra efficient Merv 13 air filters will offer superior indoor air quality.

FRESH AIR VENTILATION SYSTEM

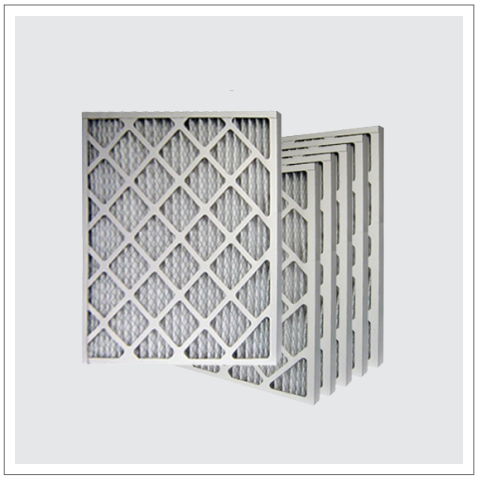
Aprilaire with powered damper and filter. This contributes to SANCTUAIR and why we are among the top 8 builders in the nation to be recognized for indoor air quality.

WHOLE HOUSE DEHUMIDIFIER*

This dehumidifier monitors and maintains proper humidity levels in the home independent of temperature or HVAC thermostat settings. This is on a controlled digital thermostat.

Dehumidifier not included with slab foundations.

TWO-STAGE FURNACE



MERV 13 AIR FILTER

INSULATION

EXTERIOR WALLS

R-23 dense pack blown-in premium, fiber-glass insulation offering superior performance, stability, and sound control.

OPTIONAL FINISHED BONUS ROOM

Open-celled spray foam is used to insulate over unconditioned spaces.

OPTIONAL FINISHED BASEMENT

A minimum of 1.5" closed cell spray foam on all exterior basement walls.

SOUND INSULATION

Sound insulation is placed in the walls of the laundry room, owner's suite, and all bathrooms for added sound control.

R-23 BLOWN-IN INSULATION

ENERGY STAR DRAFT STOPPING

LIGHTING

For over 87 years, Sea Gull Lighting has grown to an established leader in the electrical and lighting industry. Their fixtures are some of the most sought after for their decorative features, functionality, as well as for their specialty indoor, and outdoor lighting.

KITCHEN & HALLWAYS

Recessed lighting with LED bulbs.

FOYER

Oslo Two Light Semi-Flush Convertible Pendant or flush mount per plan.

POWDER ROOM

Holman Collection 2 light in Brushed Nickel or Polished Chrome finish.

PRIMARY BATH & SECONDARY BATHS

Holman Collection 3 light in Brushed Nickel or Polished Chrome finish. 1 fixture per sink.

UTILITY & WALK-IN CLOSETS

Flush mount light in Brushed Nickel or Polished Chrome finish

OUTDOOR LIGHT

Sea Gull Lighting Jamestowne light in Black finish

LIGHT BULBS

LED lights are included.

INSTINCT SWITCH FOR INTERIOR LIGHTS

Every bedroom features an iDevice Instinct Switch. This allows you to use Alexa, receive announcements from other Alexa devices, set a reminder or alarm, play music, and check the weather. Additionally, voice activation turns the lights off and on and can set a night light. You also can use your remote control via the Alexa app.

CONNECTED SWITCH FOR EXTERIOR LIGHTS

Your new home will be equipped with an iDevice Wall Switch Exterior Coach and porch lighting. This will allow you to control exterior lighting withvoice or touch through your kitchen Command Center.

OLSO TWO LIGHT SEMI-FLUSH PENDANT

JAMESTOWNE COLLECTION

HOLMAN COLLECTION

CEILING FLUSH MOUNT COLLECTION

HOLMAN COLLECTION 3-LIGHT

ONLINE DESIGN STUDIO

Making all of the choices for your new home is exciting, but can also be a daunting task. To help you prepare for your Design Selections Appointment, scan the QR Code to browse inspirational photos in our Idea Gallery, choose your preferred options in our Selections Library, and collect your favorite combination of products in a Style Collage.

Scan the QR code to get started

DECOR DIRECT

Scan the QR code to get started

New home, new furniture?
Give your interior decorating a makeover with the help of Decor Direct - our full service interior design studio, providing the best in home furnishings and interior design services throughout coastal Delaware. Go to decordirectinteriors.com for more information.

GREEN OPTIONS

SOLAR POWER PANELS

Solar power panels may only be installed on homes that meet the proper specifications of building location and direction. If you are interested in the installation of solar panels on your home please contact our Sales Team for more details.

Scan the QR code to get started

CLEAN ENERGY USA

Clean Energy USA has installed over 1,700 solar panel systems since 2007, making it Delaware's premier provider. Solar energy's benefits include reduceing or even eliminating your electric bill, protecting you from power companies' rising rates, and solar tax incentives to help you recoup much of your upfront investment quickly and reduce your tax bill (or increase your refund) at the end of the year. Visit **ceusa.com** for more information.

©2023 Schell Brothers LLC. All Rights Reserved. All information and is subject to change without notice. Updated 5.1.23

(302) 226-1994 | 20184 Phillips Street, Rehoboth Beach, DE 19971