Peninsula Lakes

DELAWARE BEACHES

Where resort-style living is second nature.



SCHELL brothers

GET TO KNOW PENINSULA LAKES!

WHAT AMENITIES ARE OFFERED?

The 8,000 sq. ft. lakeside clubhouse includes: a foyer with coffee bar area, prep kitchen, indoor and outdoor bar, game room, and a veranda overlooking the lake. The clubhouse also features a fitness center and yoga room overlooking the lake, state-of-the-art cardio equipment, and a men's and women's locker room. There is an outdoor resort-style pool with kids' splash pad, surrounded by a large pool deck and lounge chairs. Beyond the clubhouse, there is a tree-lined walking trail that weaves around the community, tennis and pickleball courts, bocce ball, horseshoes, a playground, dog park and a fishing pier.

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

The HOA fees are low and you get so much for your money. Fees are $255 per month and include all amenities, snow removal for the community roads, trash removal and lawn maintenance (grass cutting) for each residence and maintenance of the common areas.

WHAT SIZE ARE THE HOMESITES?

The homesites are approximately 1/4 acre and range from 7,500 sq. ft to 11,000 sq. ft.

WHAT TYPE OF FLOOR PLANS ARE OFFERED AT PENINSULA LAKES?

Peninsula Lakes offers a wide variety of floor plans to choose from. Ranch and two-story homes are available by both Schell Brothers and Kincade Homes. Each series offers plans ranging from 1,600 sqft to over 4,000 sqft depending on the structural options you select to personalize your home.

DO YOU OFFER BASEMENTS?

Yes! Some of our homesites can accommodate basements.

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

This is a natural gas community.

WHO ARE THE UTILITY COMPANIES?

Public Water - Tidewater Utilities
Electric - Delaware Electric Co-Op
Phone/Cable - Verizon Fios
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?

Living at Peninsula Lakes, you have your choice which beach you'd like to visit! The beaches in Rehoboth, Lewes, and Dewey are all about 12 miles away.

IN WHAT SCHOOL DISTRICT IS PENINSULA LAKES LOCATED?

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

SITE PLAN



Available

Sold

Model/Future Model

HOMESITE PREMIUMS

#513	$5,000
#514 basement friendly	$2,500
#515 basement friendly	$2,500
#516 basement friendly	$5,000
#536	$5,000
#539 basement friendly	$2,500
#540	$5,000
#566	$15,000
#568 basement friendly	$15,000

SCAN ME
for pricing
and incentives.



Optional Elevation C

The Newport

Beds: 3 - 5 | Baths: 2 - 4 |
Heated Sqft: 1,662 - 4,125 | Total Sqft: 2,381 - 5,500

**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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and incentives.



Optional Elevation D

The Whimbrel

Beds: 3 - 6 | Baths: 2 - 4 |
Heated Sqft: 1,971 - 5,204 | Total Sqft: 2,544 - 6,812

**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: 2,266 - 5,546 | Total Sqft: 2,925 - 7,406

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FIRST FLOOR
Included Elevation A

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Optional Elevation D

The Kingfisher

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

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FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A

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Optional Farmhouse Elevation

The Jameson

Beds: 3 - 8 | Baths: 2.5 - 6.5 |
Heated Sqft: 2,705 - 6,269 | Total Sqft: 4,123 - 7,765

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FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A

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Optional Craftsman Elevation

The Shearwater

Beds: 3 - 6 | Baths: 2.5 - 6 |
Heated Sqft: 3,020 - 6,280 | Total Sqft: 3,987 - 8,082

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FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A

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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

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FIRST FLOOR
Included Elevation A

SECOND FLOOR
Included Elevation A



SCAN ME
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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

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FIRST FLOOR
Included Elevation A

SECOND FLOOR
Included Elevation A



Want more information?
Call the Peninsula Lakes Sales Team!



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"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
Peninsula Lakes

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