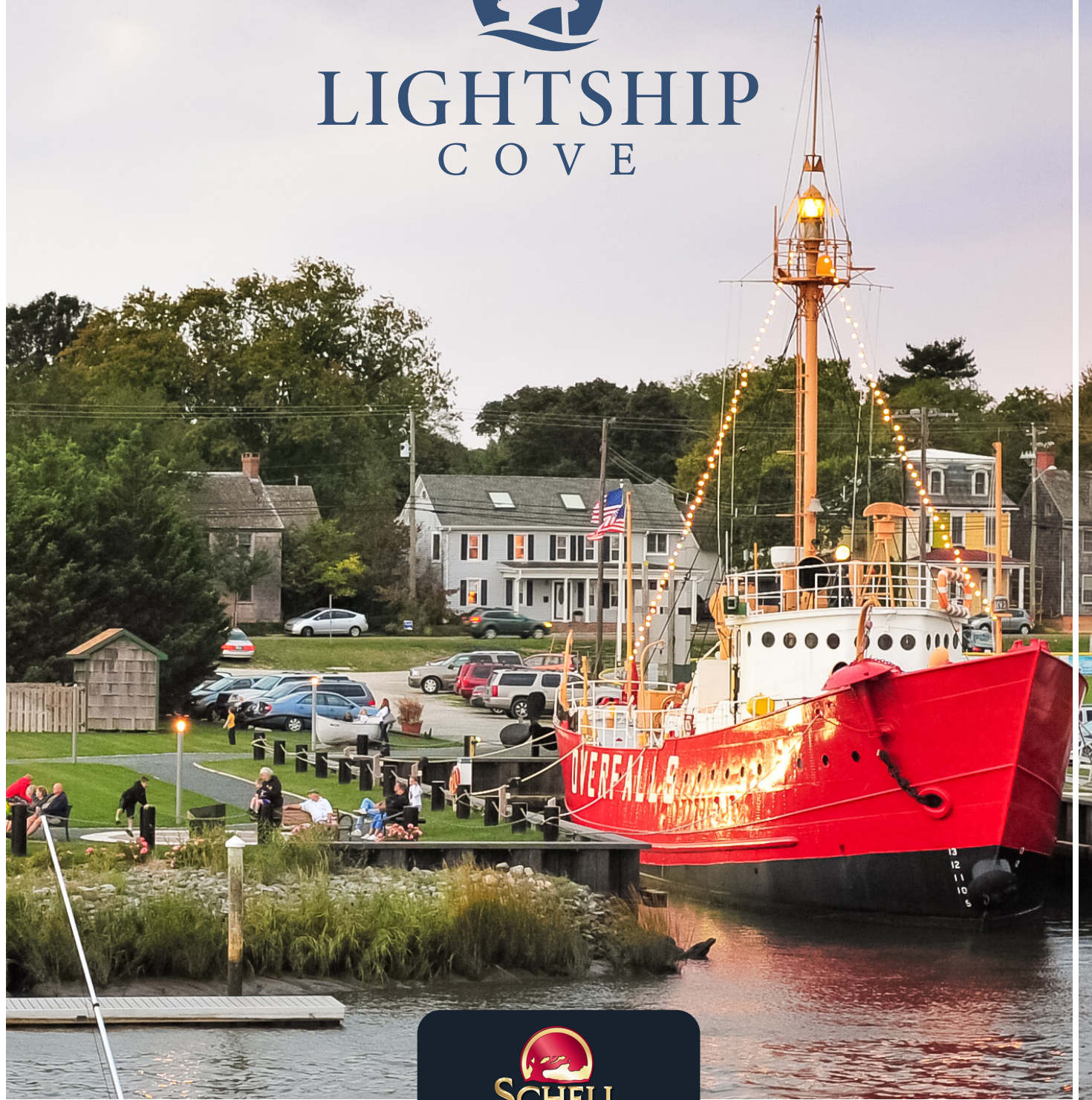




WE RECEIVED THE HIGHEST RECOGNITION
FOR A BUILDER IN NORTH AMERICA,
PROBUILDER'S 2023 BUILDER OF THE YEAR.



LIGHTSHIP COVE



GET TO KNOW LIGHTSHIP COVE!

Why Lightship Cove?

Lightship Cove is a small footprint community surrounded by permanently preserved land. This community will have an incredible pool, crab shack, tot lot, pickleball courts, and patio that the whole family will enjoy. With easy access to the beach and direct routes to urban areas, you can dig your toes in the sand in just minutes but easily commute to airports or cities!

What are the amenities?

The Beacon at Lightship Cove features an outdoor pool, pool house/restrooms, pickleball courts, walking trail, tot-lot/ playground area, outdoor pavilion/courtyard area, and fire pits.

How many homes are in the community?

Once completed, Lightship Cove will have 97 homes.

What type of floor plans are offered at Lightship Cove?

Lightship Cove offers a variety of single-family floor plans ranging from 1,411 heated sqft up to 4,000+ heated sqft based on personalized selections. Each home offers something a little different, whether you’re looking for a first floor or second-floor primary suite, a single-story home, or a place to entertain friends & family, we have the right home to fit your needs. Homes are built on a 4’ conditioned crawl space standard and basements are available on select homesites.

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

Lightship Cove HOA dues are \$166/month and include: garbage and recycling, all community amenities including outdoor pool, pool house/restrooms, pickleball courts, walking trail, tot-lot/playground area, outdoor pavilion/ courtyard area, fire pits, snow removal on streets, and common area maintenance such as pond, fountains, street lighting, and sidewalks.

Who are the utility companies?

Electric - Delmarva Power
Cable/TV - Comcast
Natural Gas - Chesapeake
Sewer & Water - Artesian

How much are the property taxes?

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

Lightship Cove is located 9 miles from downtown Rehoboth Beach and 6 miles from downtown Lewes. Plus 7 miles from charming downtown Milton.

What school district is Lightship Cove located in?

Lightship Cove is in the Cape Henlopen School District, which includes Milton Elementary, Mariner Middle School, and Cape Henlopen High School.



SITE PLAN



HOMESITE PREMIUMS

3 \$0	#49 \$30,000
#22 \$10,000	#50 \$30,000
#23 \$10,000	#59 \$25,000
#28 \$20,000	#79 \$15,000
#29 \$20,000	#80 \$20,000
#38 \$20,000	#85 \$0
#39 \$20,000	#91 \$0
#40 \$25,000	#94 \$3,000
#41 \$25,000	#96 \$0
#42 \$25,000	



Optional Modern Farmhouse Elevation

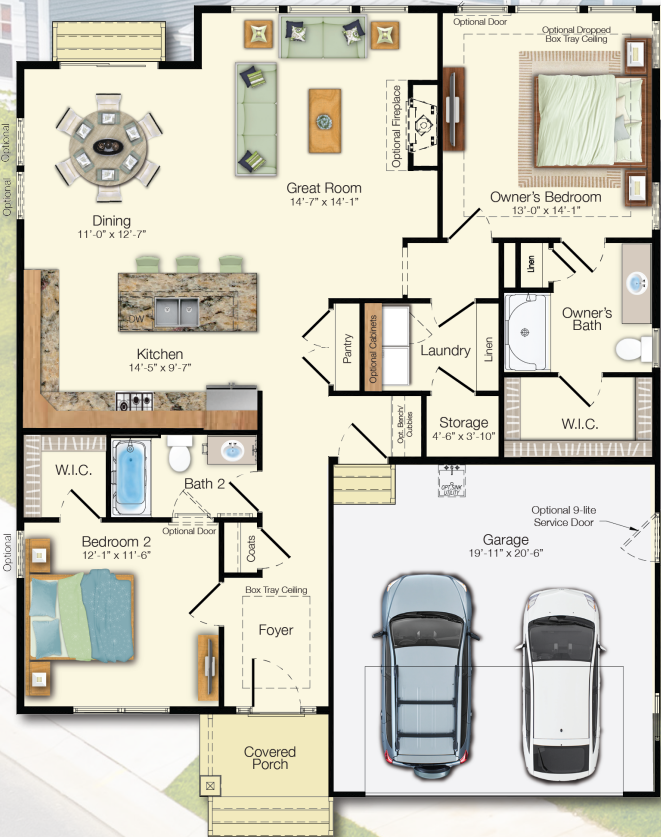


Included Elevation A

The Camden

Beds: 2 - 3 | Baths: 2 - 3 |
Heated Sqft: 1,411 - 2,851 | Total Sqft: 1,875 - 3,694

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

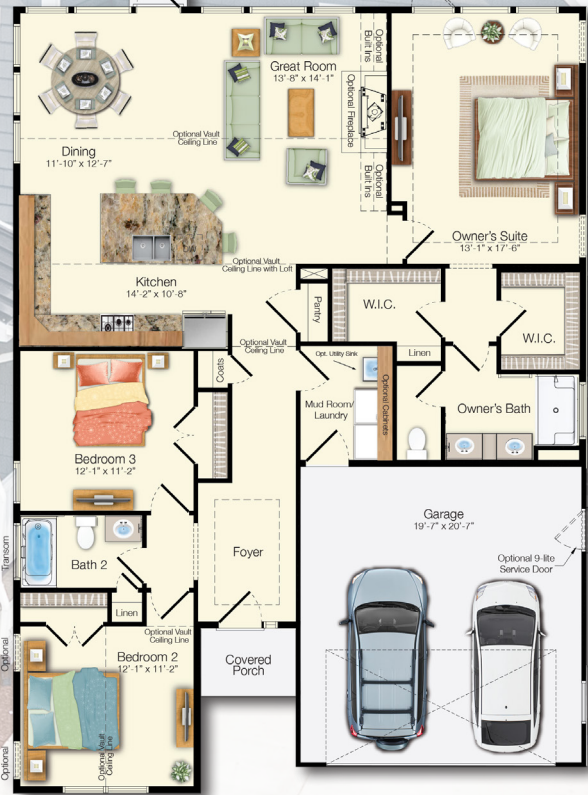


FIRST FLOOR
Included Elevation A

The Montauk

Beds: 3 - 6 | Baths: 2 - 4 |
Heated Sqft: 1,652 - 4,141 | Total Sqft: 2,102 - 5,466

**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



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Optional Craftsman Elevation

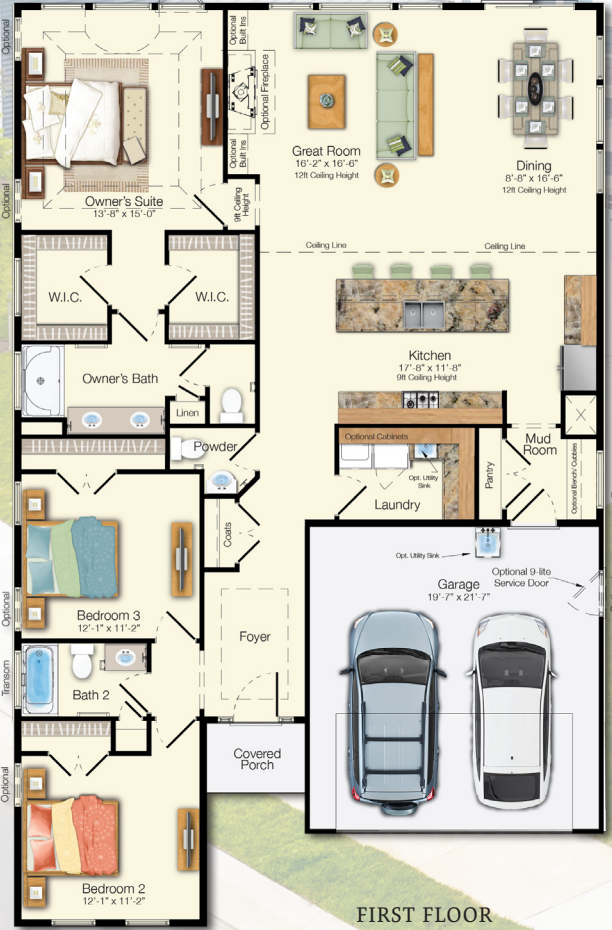


Optional Elevation B

The Monterey

Beds: 3 - 6 | Baths: 2.5 - 4 |
Heated Sqft: 1,866 - 5,560 | Total Sqft: 2,315 - 6,584

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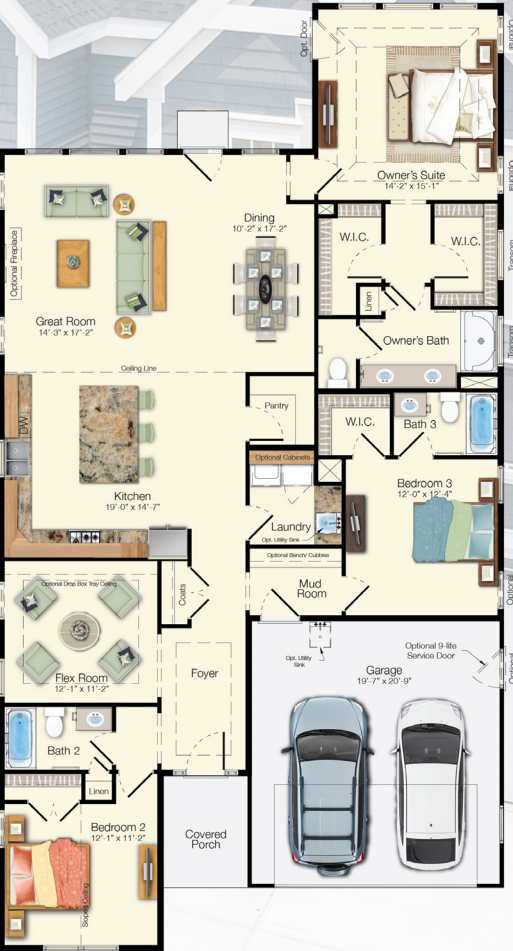


FIRST FLOOR
Included Elevation A

The Stonefield

Beds: 3 - 6 | Baths: 3 - 6 |
Heated Sqft: 2,082 - 5,417 | Total Sqft: 2,562 - 6,747

**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

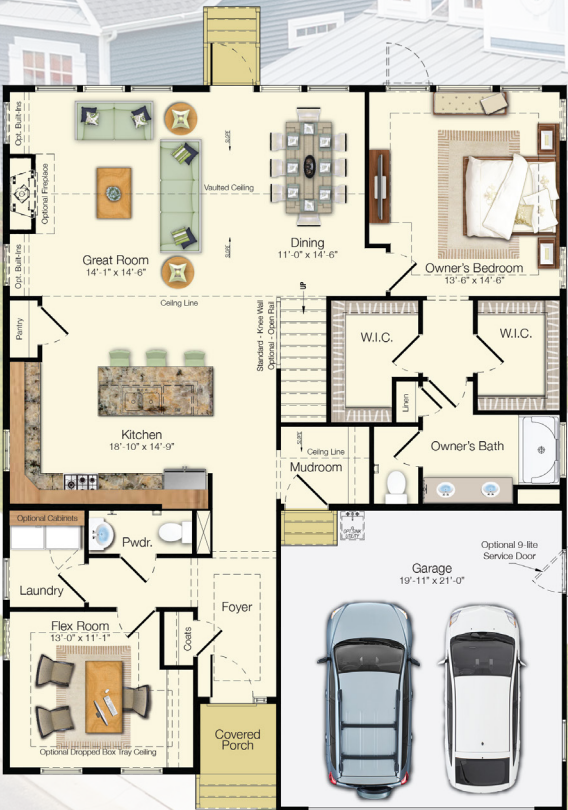


Optional Craftsman Elevation

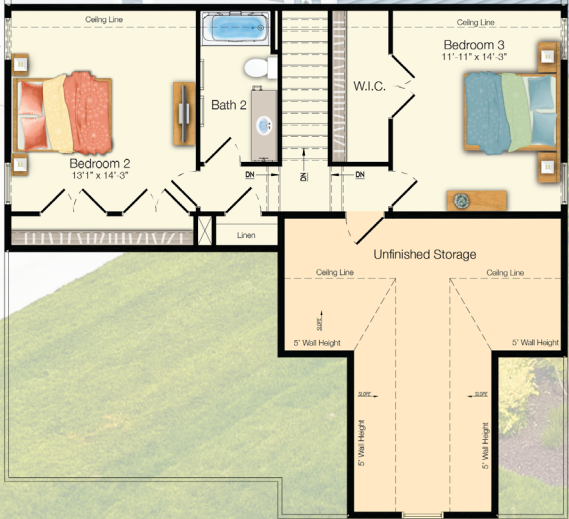
The Saybrook

Beds: 3 - 6 | Baths: 2.5 - 5 |
Heated Sqft: 2,193 - 4,521 | Total Sqft: 2,957 - 5,879

**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

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



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and incentives



Optional Elevation B



Optional Craftsman Elevation

The Lilac

Beds: 4 - 6 | Baths: 2.5 - 4.5 |
Heated Sqft: 2,431 - 4,820 | Total Sqft: 3,208 - 6,739

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



SECOND FLOOR
Included Elevation A

FIRST FLOOR
Included Elevation A

The Chatham

Beds: 3 - 5 | Baths: 2.5 - 4.5 |
Heated Sqft: 2,583 - 4,868 | Total Sqft: 3,511 - 6,080

**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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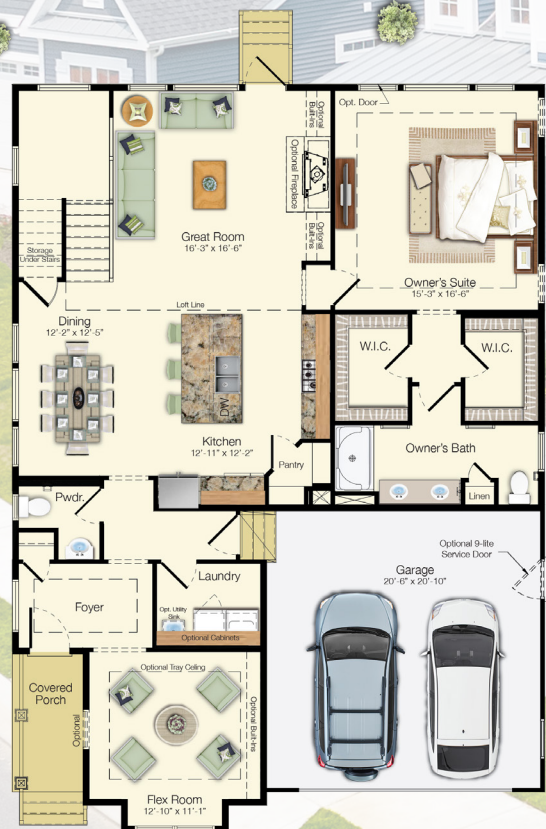


Optional Elevation D

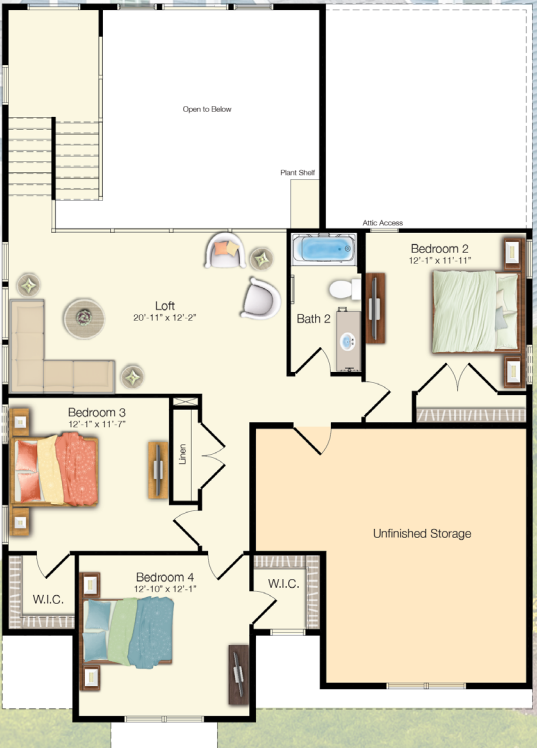
The Southport

Beds: 4 - 6 | Baths: 2.5 - 4.5 |
Heated Sqft: 2,720 - 5,201 | Total Sqft: 3,554 - 6,550

**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

The Coronado

Beds: 4 - 7 | Baths: 3.5 - 6.5
Heated Sqft: 3,338 - 5,988 | Total Sqft: 4,195 - 7,209

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



First Floor
Elevation A



Second Floor
Elevation A



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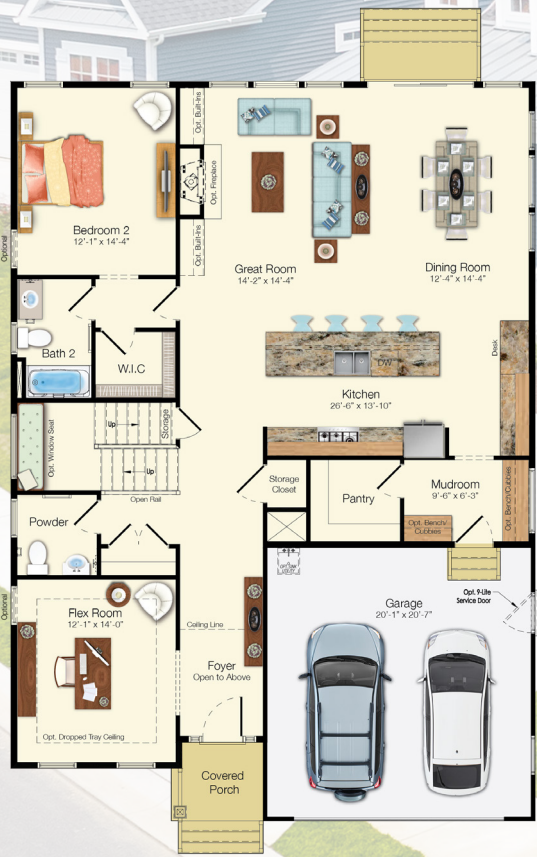


Optional Modern Farmhouse Elevation

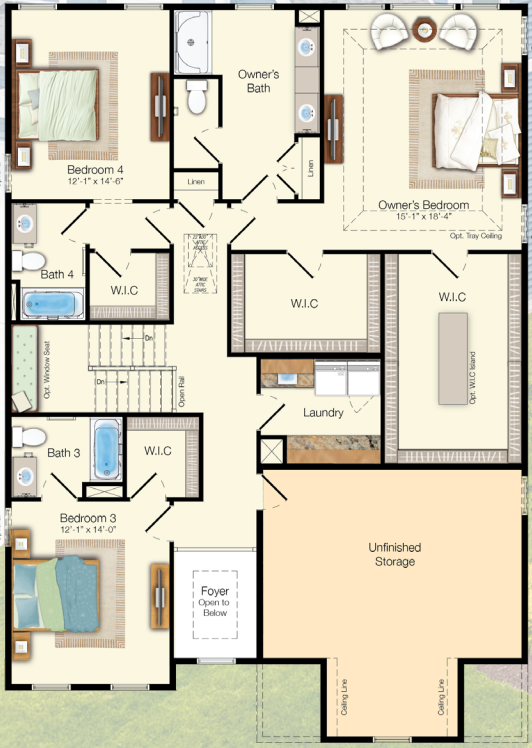
The Astoria

Beds: 4 - 6 | Baths: 4.5 - 7
Heated Sqft: 3,413 - 5,674 | Total Sqft: 4,250 - 7,136

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



First Floor
Elevation A



Second Floor
Elevation A



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For more information visit schellbrothers.com or
contact our 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
Lightship Cove

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