BLACK OAK



SCHELL brothers

Get to Know Black Oak

WHY BLACK OAK?
Become a Lewes local at Black Oak! This highly anticipated single-home community is located East of Route 1 on New Road. With nearby bike trail access, this location is biking distance from historic downtown Lewes, shopping, and restaurants, as well as the bay, the ocean, Cape Henlopen State Park, and the Cape May Lewes ferry. Skip the traffic and enjoy the best of the area without straying far from home! Black Oak is also surrounded by preserved wetlands and forest areas, making it a secluded and peaceful retreat with full amenities you can enjoy right at home. Plus, this community offers convenient access to Beebe Hospital and local elementary, middle, and high schools. It's a rare opportunity to live in this sought-after location.

HOW MANY HOMES ARE IN BLACK OAK?
Once completed, Black Oak will have 127 homes.

WHAT FLOOR PLANS ARE OFFERED AT BLACK OAK?
Black Oak offers a variety of single-family floor plans. Our floor plans range between 3-6 bedrooms and between 2-6 baths. 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 your friends and family, we have the right home to fit your needs.

WHAT ARE THE AMENITIES AT BLACK OAK?
The proposed amenities for Black Oak include a fitness center, a clubhouse, outdoor pool, tot lot, and pickleball courts.

WHAT'S INCLUDED AND WHAT ARE THE FEES?
Black Oak's HOA fee is $281/month and includes: on-lot lawn care (mowing/blowing/fertilization), garbage and recycling, common area maintenance such as ponds, fountains, landscaping, streets, sidewalks, mailbox station, snow removal (main roads), entrance monuments, streetlights, and all amenities.

WHO ARE THE UTILITY COMPANIES?
Sewer = Sussex County
Water = Tidewater Utilities
Electric = Delaware Electric Coop
Phone/Cable = Comcast
Natural Gas = Chesapeake Utilities

HOW MUCH ARE THE PROPERTY TAXES?
Property taxes typically range from $2,600 - $3,600 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?
Black Oak is located 3.5 miles away from the bay at Lewes Beach and 6 miles from the ocean at Cape Henlopen State Park.

WHAT SCHOOL DISTRICT IS BLACK OAK LOCATED IN?
This community is in Cape Henlopen School District. The schools that service Black Oak are Shields Elementary School, Frederick D. Thomas Middle School, and Cape Henlopen High School.

Basement homesites and side-load garage homesites available!



HOMESITE PREMIUMS

#1 $50,000	#29 $155,000	#70 $5,000	#99 $20,000
#2 $65,000	#34 $50,000	#75 $0	#100 $20,000
#15 $155,000	#35 $45,000	#88 $25,000	#118 $0
#16 $155,000	#36 $45,000	#89 $35,000	#119 $0
#19 $155,000	#43 $20,000	#90 $30,000	#120 $0
#21 $165,000	#63 $3,000	#91 $5,000	#121 $0
#22 $175,000	#64 $7,500	#92 $0	#122 $0
#23 $120,000	#67 $3,000	#94 $35,000	#125 $0
#24 $175,000	#68 $3,000	#97 $20,000	
#27 $200,000	#69 $5,000	#98 $20,000	

Homesite premiums may apply. Rendering and site plan are for illustrative purposes only and are subject to change without notice. Please contact the County Planning and Zoning Office for the most current information. Amenities need not be built. Structural options may be required on certain homesites. See sales team for details. Updated 8.1.25



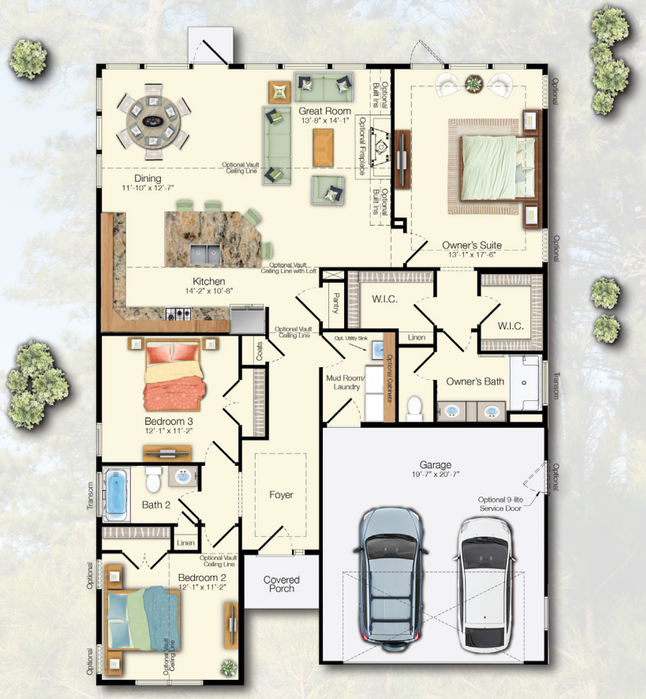


Sign Up to Become a Black Oak Founder

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

Sign Up to Become a Black Oak Founder



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

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The Whimbrel

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

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FIRST FLOOR
Included Elevation A

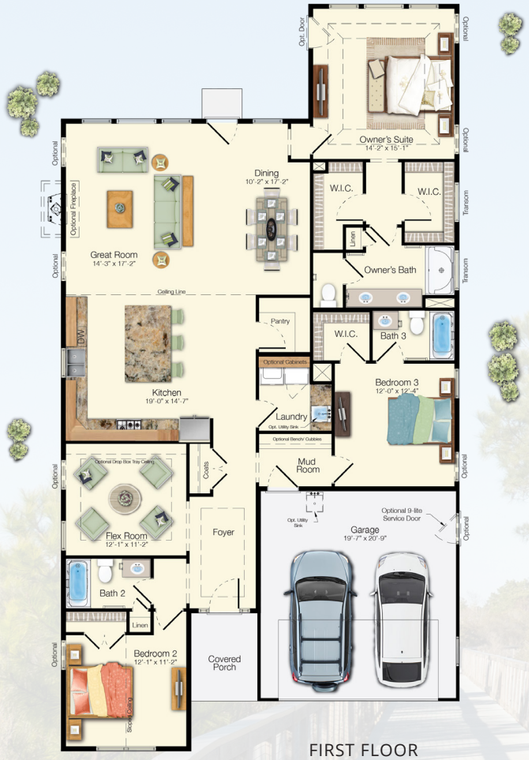
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The Stonefield

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

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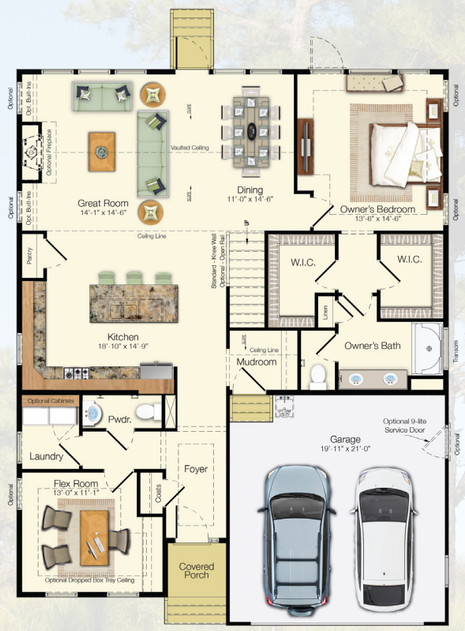
FIRST FLOOR
Included Elevation A



The Saybrook

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

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FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A

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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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The Cassidy

Beds: 4 - 6 | Baths: 3.5 - 6.5

Heated Sqft: 2,478 - 5,799 | Total Sqft: 3,439 - 8,194

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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

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FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A

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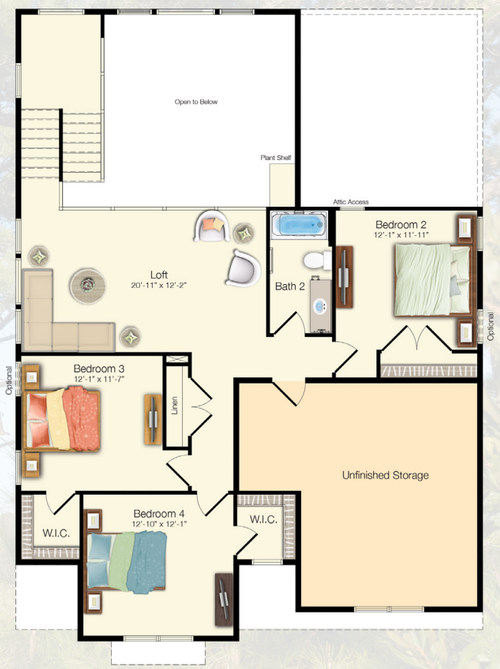
The Southport

Beds: 4 - 6 | Baths: 2.5 - 4.5
Heated Sqft: 2,720 - 5,210 | 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

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The Jameson

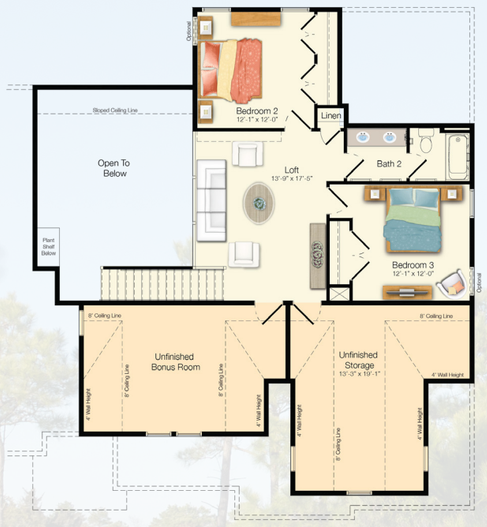
Beds: 3 - 8 | Baths: 2.5 - 6.5

Heated Sqft: 2,705 - 6,269 | Total Sqft: 4,123 - 7,765

**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 Brady

Beds: 4 - 7 | Baths: 2.5 - 5.5

Heated Sqft: 3,018 - 5,429 | Total Sqft: 4,250 - 6,723

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Sign Up to Become a Black Oak Founder



FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A

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Optional Farmhouse 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

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Optional Elevation A

The Bethany

Beds: 4 - 8 | Baths: 2.5 - 6.5
Heated Sqft: 3,028 - 6,824 | Total Sqft: 3,930 - 8,414

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FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A

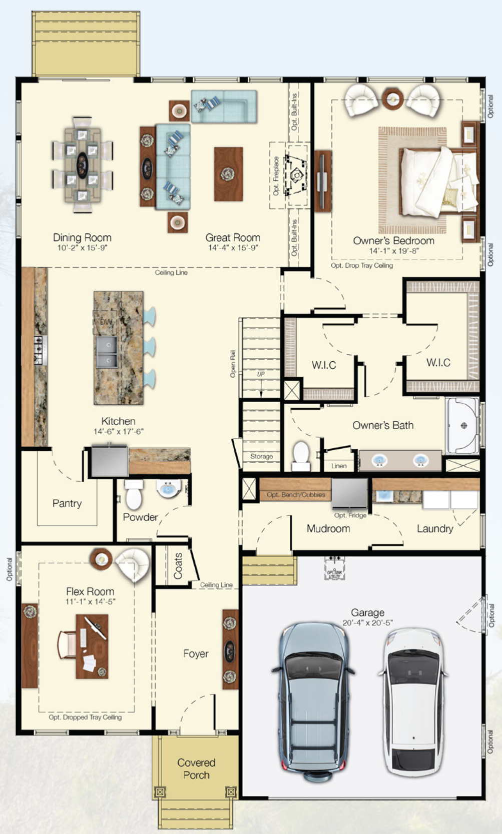
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Oak Founder



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
Included Elevation A



SECOND FLOOR
Included Elevation A



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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Oak Founder



FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A

Sign Up to Become a Black Oak Founder

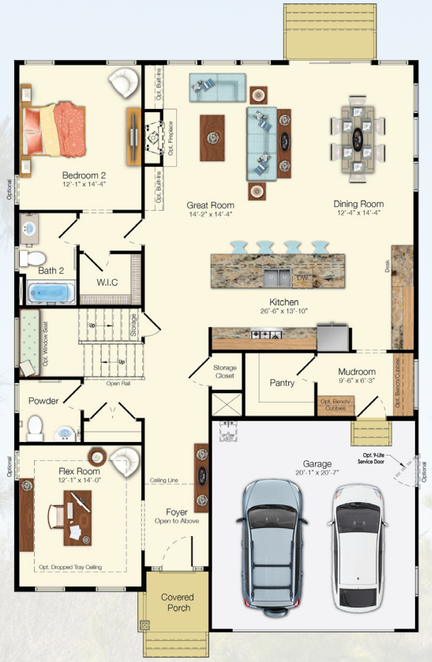


The Astoria

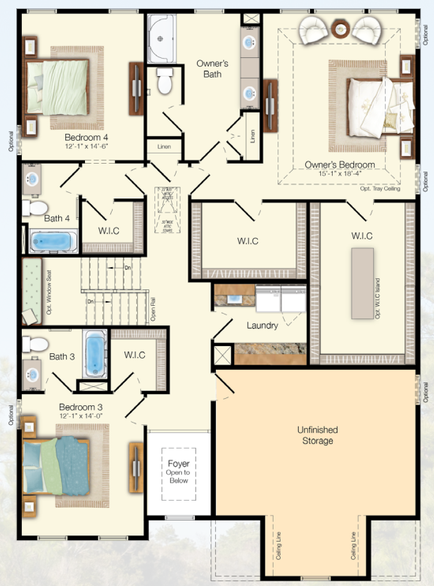
Beds: 4 - 6 | Baths: 4.5 - 7

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
Included Elevation A



SECOND FLOOR
Included Elevation A



The Bridgeport

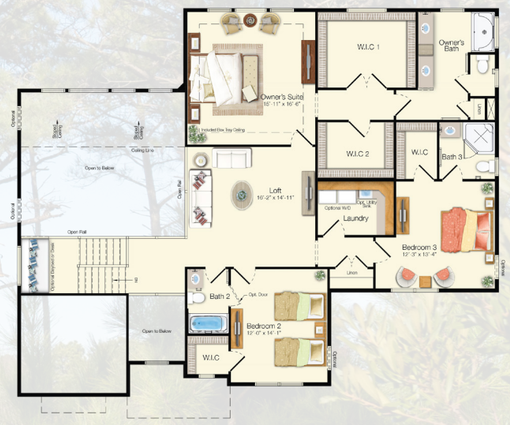
Beds: 4 - 6 | Baths: 4.5 - 6.5

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

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Optional Craftsman 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











PERSONALIZED FLOOR PLANS

Our floor plans break the mold by enhancing the areas that are most important, increasing functionality and eliminating wasted space. From the outdoor living space to the interior finishes, you'll love that every detail is planned with livability in mind.

Our floor plans are born from years of research and customer feedback. As a result, we have a diverse collection of functional floor plans accentuated by extensive personalization and aesthetic appeal. Our unique floor plans are constantly evolving and include everything today's home buyer wants and needs.





THE SCHELLTER ADVANTAGE

A healthier, more comfortable living environment, is included in every Schell Brothers 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 four components: Enerwize™, SanctuAIR™, HomeIQ™ and 4Tress™. Our goal was to use the scientific process to create a new type of home – a home that is extremely energy efficient (Enerwize), eliminates the health risks associated with homes (SanctuAIR), integrates with Smart Technology (HomeIQ™), and provides unparalleled durability, longevity, strength, and quality (4Tress).

"THE HIGH STANDARDS OF CONSTRUCTION, ENERGY EFFICIENCY, AND HEALTHY INDOOR AIR QUALITY WAS EXACTLY WHAT WE WERE LOOKING FOR."

Bob & Joyce

SANCTUAIR™
harboring health

Eliminates health risks associated with homes.

enerwize™
ENERGY OPTIMIZED

Energy efficiency, to the extreme.

4TRESS™
LEGENDARY QUALITY

Unparalleled durability, longevity, and strength.

homeIQ™
SMART LIVING

Smart Home Technology allows you to be more efficient and monitor your home.

DISCOVER THE CHARM OF DOWNTOWN LEWES

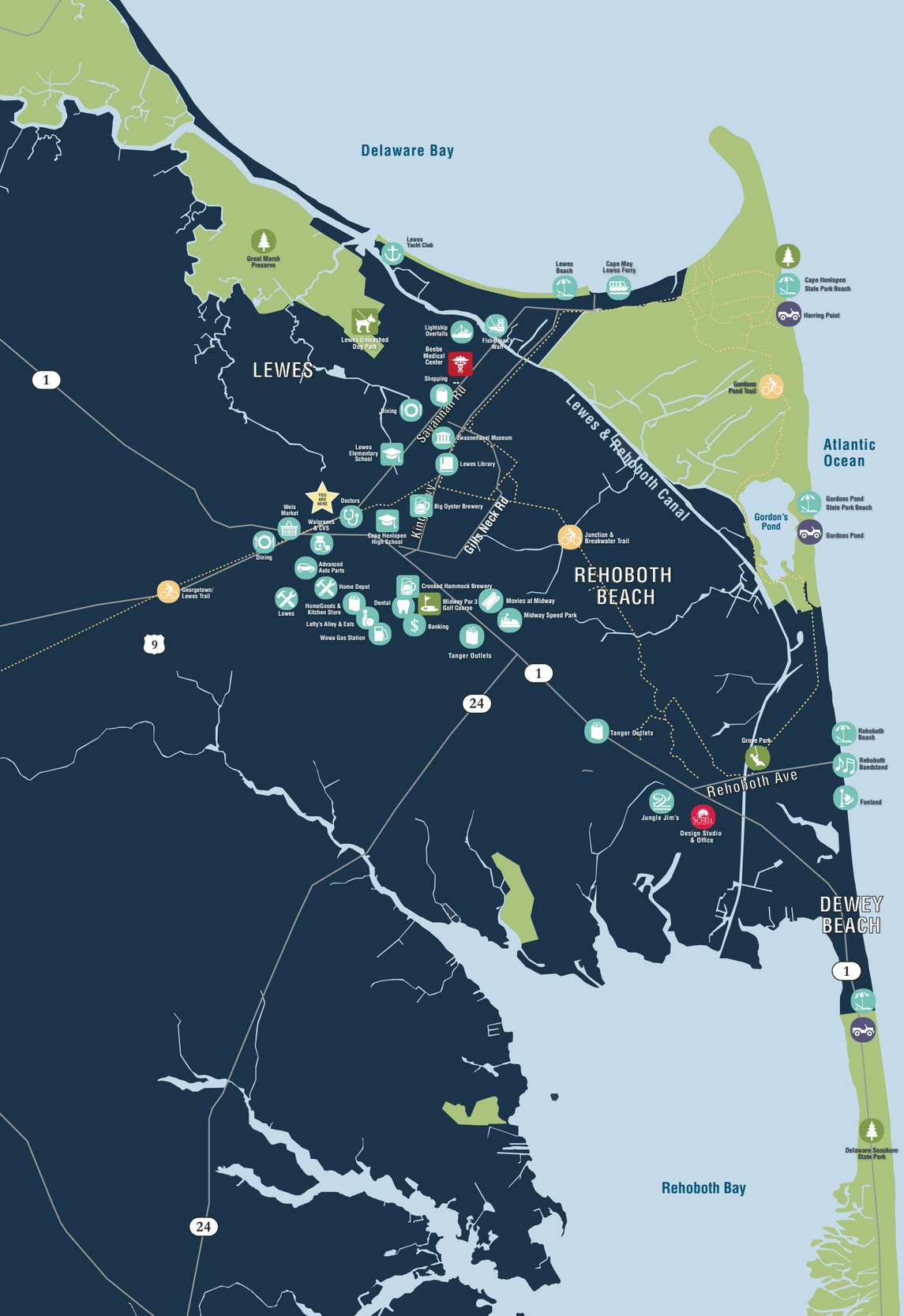
Delaware boasts 26 miles of Atlantic Ocean coastline, 25 miles of Delaware Bay coastline, and 115 miles of inland bay coastline – the perfect environment for diverse wildlife and a variety of water sport activities including boating, kayaking, fishing and surfing.

Downtown Lewes offers a charming blend of historic character, coastal beauty, and walkable lifestyle. Nestled along the Delaware Bay, downtown Lewes boasts a unique small-town atmosphere with boutique shops, local eateries, and vibrant community events. Enjoy easy access to scenic parks, bike trails, and nearby beaches, all within a friendly, close-knit community. Its combination of natural beauty, rich history, and modern convenience makes downtown Lewes, and living at Black Oak, an especially appealing place to call home.



DID YOU KNOW?

Delaware has been ranked one of the most bicycle-friendly states in the nation by the League of American Bicyclists.



Visit SchellBrothers.com or contact our Sales Team for more information or to set up an appointment.



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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

Learn more about Black Oak

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