

MONARCH



GET TO KNOW MONARCH

Why Monarch?

At Monarch, you’re surrounded by everyday convenience, resort-style amenities, and the welcoming charm of Middletown. Less than a mile away, the brand-new Weis Market (opening November 2025) makes grocery shopping effortless, while the Dutch Country Farmers Market—just 3.3 miles away—offers fresh produce, meats, baked goods, and Amish-style treats. For shopping and dining, Christiana Mall is only a 20-minute drive with popular stores and restaurants, while nearby Target, Marshalls, and Hobby Lobby make errands easy. Enjoy local favorites or dine waterfront at the Chesapeake Inn Restaurant & Marina, just six miles from home.

Right inside the community, The Highgrove amenity, will feature an outdoor pool, splash pad, Pickleball and multi-sport courts, a state-of-the-art fitness center, and inviting spaces like the coffee lounge, game room, and outdoor bar—perfect for relaxation and connection. Families love Monarch’s location within the Appoquinimink School District, one of Delaware’s top-performing districts known for its academic excellence, innovative programs, and supportive learning environment. At Monarch, convenience, comfort, and community come together—everything you love, right where you live.

How many homes are in Monarch?

Once completed, Monarch will have 662 homes.

What floor plans are offered at Monarch?

Monarch offers a variety of single-family floor plans. Our floor plans range between 3-8 bedrooms and between 2-7 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 Monarch?

Get ready to experience resort-inspired living like never before. The Highgrove, Monarch’s future amenity, is designed to elevate your everyday with spaces that bring comfort, connection, and recreation together in one remarkable destination. Cool off in the outdoor pool or let kids enjoy the splash pad. Stay active on the indoor and outdoor pickleball and multi-sport courts or explore the 3.5-mile scenic walking trail perfect for strolls, jogs, and bike rides. Inside The Highgrove, you’ll find thoughtfully curated spaces for every interest- from a state-of-the-art golf simulator and game room to an inviting coffee lounge

and fitness center. When it’s time to celebrate, the event space and homeowners’ lounge will provide the perfect backdrop for gatherings, parties, and community events. Families will love the on-site playground, while adults can unwind at the stylish outdoor bar, enjoying good company and tranquil views.

What’s included and what are the fees?

Monarch’s HOA fee includes grass cutting on your property, curbside garbage and recycling services, common area maintenance including walking paths, landscaping, streetlights, entrance monuments, and all community amenities. The HOA fee currently is \$200.96 per month.

Club fees (once built) are estimated to range from \$130-\$200 per month.

Who are the utility companies?

Electric = Delmarva Power
Sewer = New Castle County
Water = Artesian
Natural Gas = Delmarva Power
Cable/Internet = Comcast or Verizon

How much are the property taxes?

Property taxes typically range from \$4,000 - \$6,000 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.

What school district is Monarch located in?

This community is in Appoquinimink School District. The schools that service Monarch are Lorewood Grove Elementary School, Alfred G. Waters Middle School, Middletown High School.



HOMESITE PREMIUMS

#1 \$0	#10 \$10,000	#21 \$0	#30 \$0	#72 \$1,500	#128 \$55,000
#2 \$0	#11 \$10,000	#23 \$35,000	#31 \$0	#73 \$0	#129 \$55,000
#3 \$10,000	#13 \$10,000	#24 \$55,000	#33 \$10,000	#101 \$0	
#4 \$5,000	#14 \$0	#25 \$60,000	#34 \$0	#119 \$40,000	
#5 \$5,000	#15 \$0	#26 \$60,000	#35 \$0	#125 \$57,000	
#8 \$7,500	#16 \$0	#27 \$55,000	#36 \$5,000	#126 \$57,000	
#9 \$5,000	#20 \$10,000	#29 \$5,000	#71 \$0	#127 \$55,000	

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.





SCAN ME FOR
PRICING &
INCENTIVES



Optional Craftsman Elevation

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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Optional Elevation F

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 C

The Mayberry

Beds: 3 - 6 | Baths: 2 - 5.5
Heated Sqft: 2,266 - 5,546 | Total Sqft: 2,925 - 7,406

**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 D

The Cassidy

Beds: 4 - 6 | Baths: 3.5 - 6.5 |
Heated Sqft: 2,478 - 5,799 | Total Sqft: 3,439 - 8,194

**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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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 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



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The Shearwater

Beds: 3 - 6 | Baths: 2.5 - 6 |
Heated Sqft: 3,020 - 6,280 | Total Sqft: 3,990 - 8,082

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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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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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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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Optional Elevation C

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



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Optional Elevation C

The Waterford

Beds: 4 - 8 | Baths: 3.5 - 7.5 |
Heated Sqft: 3,642 - 7,495 | Total Sqft: 4,810 - 9,521

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FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A



Take a virtual
tour of Monarch's
future amenities

Floor plans and renderings are for illustrative purposes only and are subject to change without notice. AMENITIES NEED NOT BE BUILT. See sales team for details. Updated 10.30.25.

WANT MORE INFORMATION?

Visit schellbrothers.com or contact our sales team for more information or to set up an appointment.



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“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

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