
RED CEDAR

FARMS



GET TO KNOW RED CEDAR FARMS!

Why Red Cedar Farms?

Tucked into a peaceful, private setting in Milford, Delaware, Red Cedar Farms offers a unique opportunity to enjoy some of our most-loved Schell Brothers floor plans in a thoughtfully designed community. Here, homeowners can enjoy a relaxed lifestyle with access to a clubhouse, pool, pickleball courts, and community gardens—all just moments from the charm and convenience of Milford.

What are the amenities?

At Red Cedar Farms, the amenities are thoughtfully designed to support a relaxed and connected lifestyle. Homeowners can spend time by the outdoor pool and lounge area, enjoy a friendly game on the pickleball courts, or unwind in the community garden. Each space is created to make it easy to stay active, meet others, and feel at home in the community.

How many homes are in the community?

Once completed, Red Cedar Farms will have 199 homes.

What type of floor plans are offered at Red Cedar Farms?

Red Cedar Farms offers a variety of single-family floor plans ranging from 1,662 heated square feet up to 7,000+ heated square feet based on personalized selections. Each home offers something different; whether you're looking for a first-floor or second-floor primary suite, a single-story home, or a place to entertain friends and family, we have the right home to fit your needs. We build our homes in this community on a conditioned crawl space. All Schell Brothers homes include our high-performance Schellter Technology and New Home IQ features, as well as fire sprinklers per City requirements.

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

Red Cedar Farms' HOA fee is \$162 a month and includes on-lot mow and blow service, as well as full maintenance of common areas including landscaping, ponds, sidewalks, entrance features, and amenities. Garbage and recycling are included through City of Milford property taxes, which also cover services like police, roads, snow removal, parks, and city operations (utilities are billed separately).

Who are the utility companies?

Electric - City of Milford
Cable/ TV - Comcast
Natural Gas - Chesapeake
Sewer & Water - City of Milford

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.

What school district is Red Cedar Farms located in?

Red Cedar Farms is in the Milford School District, which includes Morris Elementary (K-1), Ross Elementary (2-4) Milford Middle School (5-6), Central Academy (7-8), and Milford High School.



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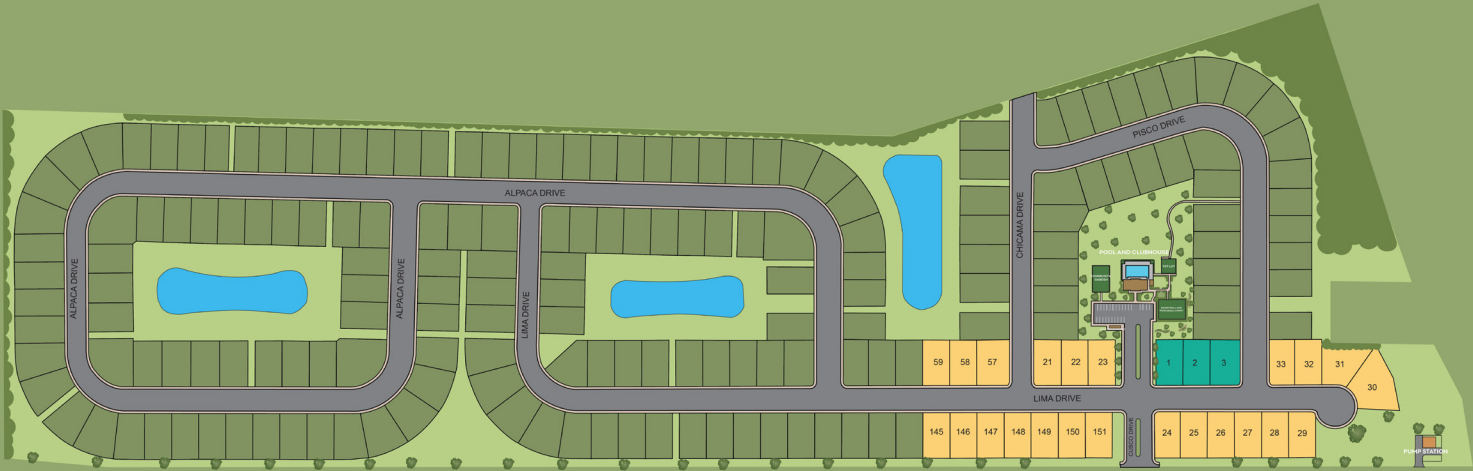


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SITE PLAN



- AVAILABLE
- SOLD
- MODEL/FUTURE MODEL
- FUTURE HOMESITES



Homesite Premiums Coming Soon



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.



SCAN ME
 for pricing and
 incentives.

FIRST FLOOR
 Included Elevation A



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



SCAN ME
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incentives.



Optional Elevation B

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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 for pricing and
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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

*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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Included Elevation A

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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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

*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 Southern Elevation

The Bridgeport

Beds: 4 - 6 | Baths: 4.5 - 6.5
 Heated Sqft: 3,500 - 5,981 | Total Sqft: 4,146 - 7,795

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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: 3,990 - 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

*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

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FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A

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Want more information?
For more information visit schellbrothers.com or
contact our Sales Team!



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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



Scan me
for more info on
Red Cedar Farms

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