



SUNDANCE

• CLUB •



Get to Know Sundance Club

Why Sundance Club?

Sundance Club is a 55+ community designed for connection, relaxation, and enjoying more of what you love every day. Located just minutes from Delaware's beautiful beaches, local dining, boutique shopping, and everyday conveniences, Sundance Club in Ocean View offers the perfect balance of comfort and community.

How many homes are in the community?

Once completed, Sundance Club will have 180 homes.

What type of floor plans does Schell Brothers offer at Sundance Club?

Sundance Club offers a variety of single-family homes ranging from 1,411 heated square feet up to 4,000+ heated square feet based on personalized selections. Each home offers something a little different, each with a first-floor primary suite whether you're looking for a single story or two-story home, a place to entertain your friends & family, or an outdoor oasis, we have the right home to fit your needs. All Schell Brothers homes include our high-performance Schellter Technology and New Home IQ features, as well as fire sprinklers per City requirements.

What are the amenities?

At Sundance Club, the amenities are thoughtfully designed to support a relaxed and connected lifestyle. Homeowners can enjoy resort-style amenities including a clubhouse with fitness center, pool, dog park, pickleball, and community garden—all designed to help you make the most of this exciting next chapter.

What are the Community COA Fees?

Monthly COA Dues: \$181/month and include all amenities, On-lot lawn maintenance (mowing), property irrigation, trash & recycling removal, common area maintenance: landscaping, irrigation, roads, sidewalks, streetlights, snow removal (main roads, not driveways), and ponds with fountains, and operating expenses (property management company).

Utility Providers?

Electric: Delmarva Power

Water: Tidewater Utilities

Sewer: Sussex County

Natural Gas: Chesapeake

Internet: MediaCom

How close to the beach?

Sundance Club is just 3.78 miles from the entrance to the Bethany Beach Boardwalk and only 3.82 miles from having your toes in the sand at the beach.

How close are grocery stores?

Sundance Club is 0.78 Miles to stores like Giant, Weis, Petco, Starbucks, Banks Wine & Liquors, and Steamers Crab & Seafood Market





Site plan images are for illustrative purposes only and are subject to change. AMENITIES NEED NOT BE BUILT.

HOMESITE PREMIUMS

69	\$0	84	\$0
70	\$0	85	\$0
71	\$0	109	\$25,000
72	\$0	110	\$15,000
73	\$0	111	\$0
74	\$0	112	\$5,000
75	\$0	113	\$20,000
76	\$0	114	\$25,000
77	\$0	115	\$25,000
78	\$0	116	\$25,000
79	\$0	117	\$25,000
80	\$0	118	\$10,000
81	\$0		
82	\$0		
83	\$0		



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for pricing
and incentives



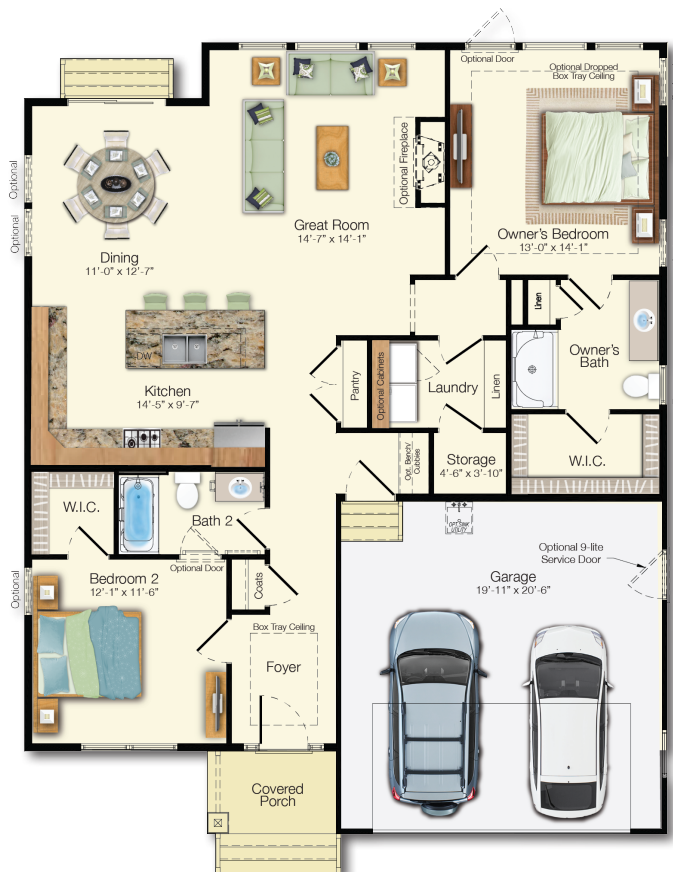
Optional Modern Farmhouse Elevation

The Camden

Beds: 2 - 3 | Baths: 2 - 3

Heated Sqft: 1,411 - 1,684 | Total Sqft: 1,875 - 2,230

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



FIRST FLOOR
Included Elevation A



Optional Craftsman Elevation



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The Orchid

Beds: 3-4 | Baths: 2-3.5

Heated Sqft: 1,567-2,308 | Total Sqft: 1,909-3,419

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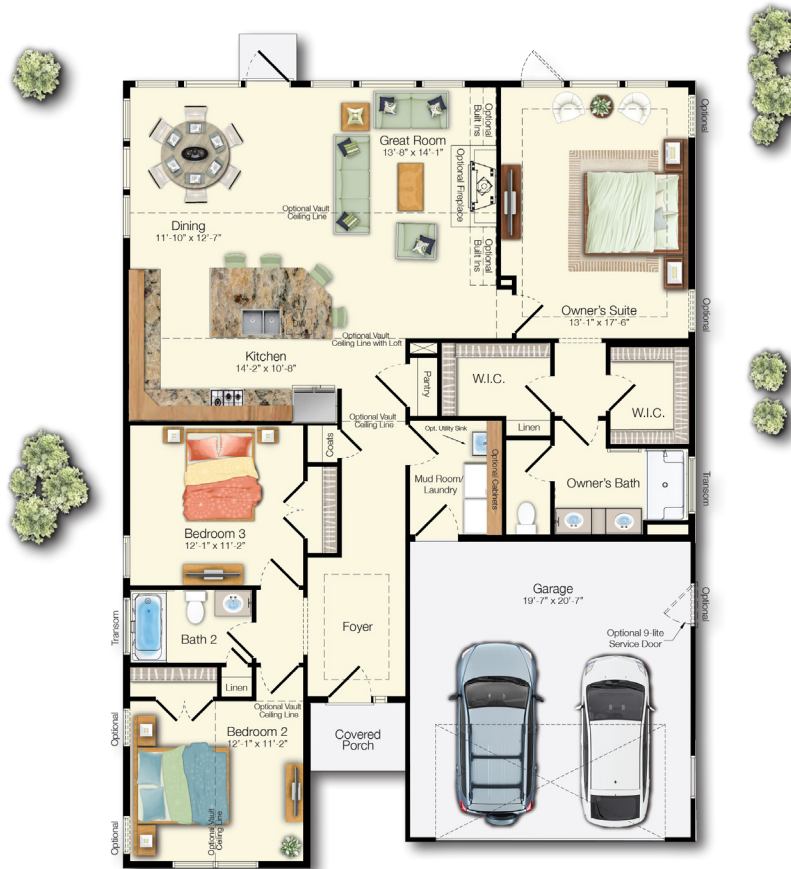


Optional Elevation E

The Montauk

Beds: 3 - 6 | Baths: 2 - 4
Heated Sqft: 1,652 - 2,546 | Total Sqft: 2,102 - 3,250

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FIRST FLOOR
Included Elevation A



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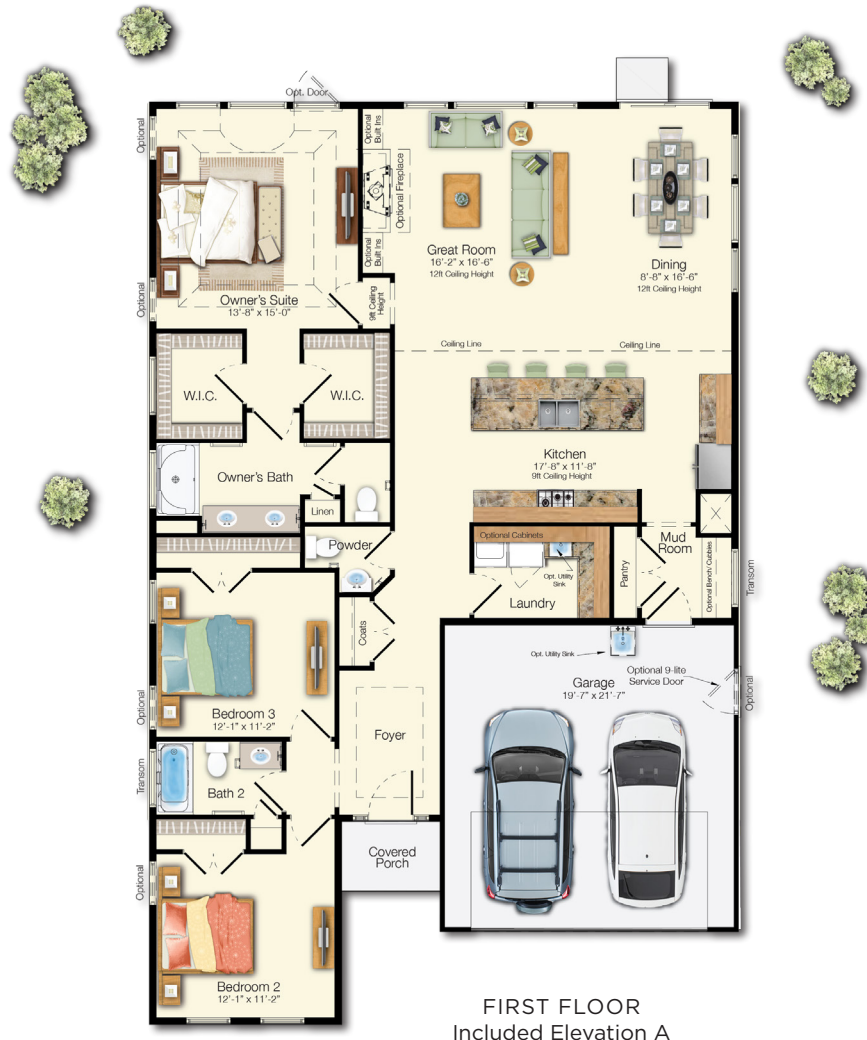


Optional Craftsman Elevation

The Monterey

Beds: 3 - 6 | Baths: 2.5 - 4
Heated Sqft: 1,866 - 3,433 | Total Sqft: 2,315 - 4,609

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Included Elevation A

The Stonefield

Beds: 3 - 6 | Baths: 3 - 6
Heated Sqft: 2,082 - 3,664 | Total Sqft: 2,562 - 4,567

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FIRST FLOOR
Included Elevation A



Optional Elevation B

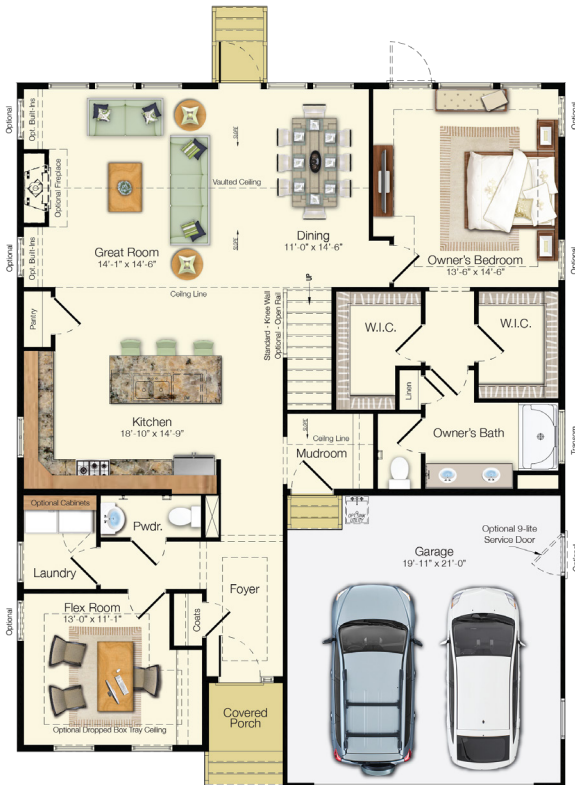


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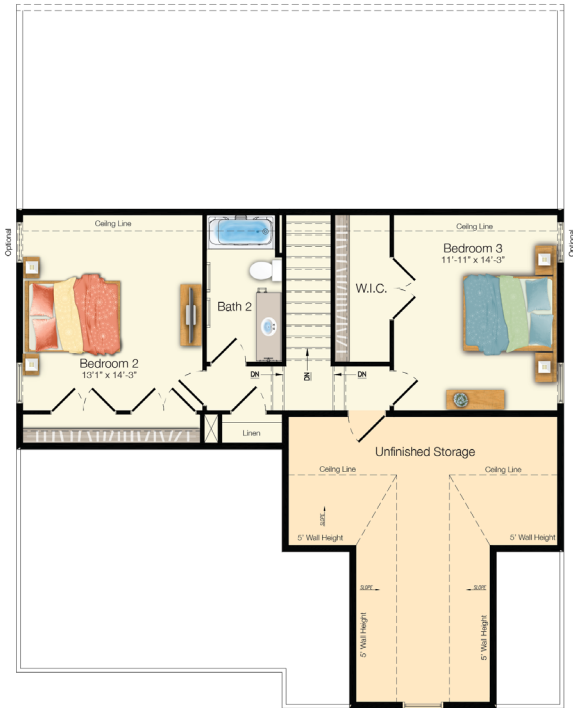
The Saybrook

Beds: 3 - 6 | Baths: 2.5 - 5
Heated Sqft: 2,193 - 3,166 | Total Sqft: 2,957 - 3,987

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FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A



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The Lilac

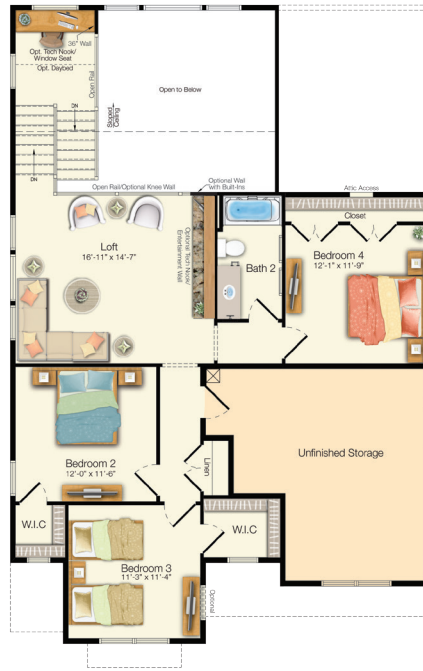
Beds: 4 - 6 | Baths: 2.5 - 4.5

Heated Sqft: 2,431 - 3,459 | Total Sqft: 3,208 - 4,696

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FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A



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Optional Elevation D

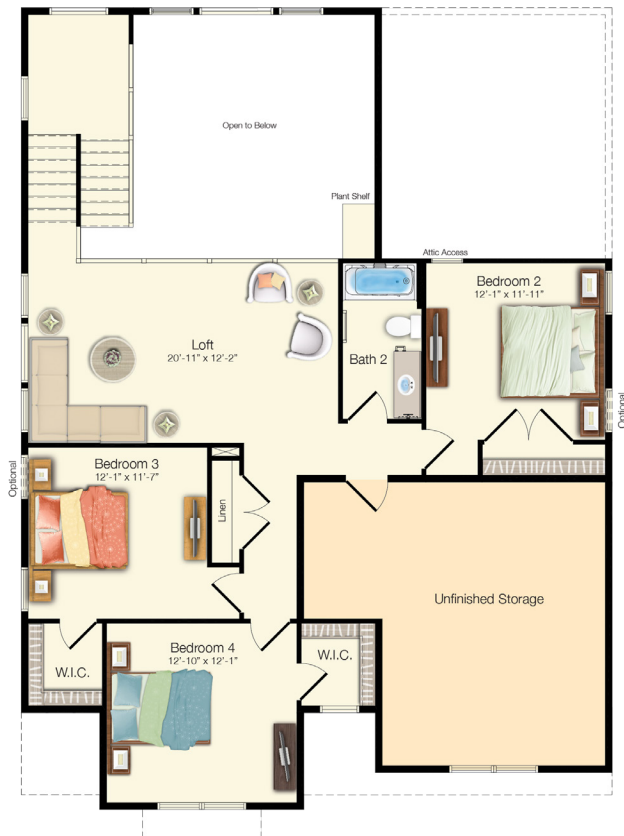
The Southport

Beds: 4 - 6 | Baths: 2.5 - 4.5
Heated Sqft: 2,720 - 3,581 | Total Sqft: 3,554 - 4,849

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FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A



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The Coronado

Beds: 4 - 7 | Baths: 3.5 - 6.5

Heated Sqft: 3,338 - 4,024 | Total Sqft: 4,195 - 4,898

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FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A



PRIVATE COASTAL LIVING

close to it all

More Dining,
Shopping, and Beaches
in Rehoboth Beach!



- Emergency
- Food and Dining
- Shopping
- Grocery
- Gas Station
- Recreation

- CVS
- Royal Farms
- Beach Pilates Wellness
- Bethany Beach Nature Center
- Kaiut Yoga Bethany Beach
- DiFebo's Restaurant
- Grotto Pizza
- Surfin Betty's Burger Bar
- Wawa
- DiFebo's Market

More Dining,
Shopping, and Beaches
in Fenwick Island!

- Sundance is exactly 3.78 Miles from entrance to the Bethany Beach Board Walk
- 3.82 Miles from Entrance to toes in the sand and at the beach
- 0.78 Miles to restaurants like The Salted Rim, Hooked Up Ale House & Raw Bar
- 0.78 Miles to Stores like Giant, Weis, Petco, Starbucks, Banks Wine & Liquors, Steamers Crab & Seafood Market, Lord's Landscaping and Garden Center
- 0.78 Miles to Wells Fargo & M&T Bank
- 0.78 Miles to Beebe Walk-in & Millville Fire Department
- 1 Mile from the Post Office
- 1.3 Miles from the Animal Hospital
- 1.5 Miles from Ocean View Brewing Company
- 2.3 Miles from Holts Landing State Park
- 2.3 Miles from Honey's at Station 26, Bicycle Connection Bethany
- 2.83 to DiFebos Market and Restaurant.
- 3.3 Miles from Fresh Pond Trail Head and Park

WANT MORE INFORMATION?

Visit schellbrothers.com or contact our Sales Team to learn more or schedule an appointment.



Jay
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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

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