



MONTCHANIN

— E S T A T E S —



GET TO KNOW MONTCHANIN ESTATES

Why Montchanin Estates?

Experience brand-new luxury homes on estate homesites in one of Delaware's most historic and distinguished locations.

How many homes are in Montchanin Estates?

Once completed, Montchanin Estates will have 19 homes.

What floor plans are offered at Montchanin Estates?

Montchanin Estates offers a variety of single-family floor plans on 1 acre+ homesites. Our floor plans start at 2,600+ heated square feet and range between 3-8 bedrooms and between 2.5-7 baths. Each home offers something a little different, whether you're looking for a first-floor or second-floor owner's suite, a basement opportunity, or more space to entertain your friends and family, we have the right home to fit your needs. Side load garages are included, and detached garages and walk-out basements are available.

What are the HOA fees?

The HOA fees at Montchanin are \$343 per month. This includes garbage and recycling removal, as well as common area maintenance.

Who are the utility companies?

Electric: Delmarva Power
Sewer: Septic
Water: Well
Natural Gas: Delmarva Power
Cable/Internet: Comcast/Verizon

How much are the property taxes?

Property taxes typically range from \$10,000 - \$14,000 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.

In which school district is Montchanin Estates located?

This community is in Red Clay School District. The schools that service Montchanin Estates are Brandywine Elementary School, AI DuPont Middle School, and AI DuPont High School.



HOMESITE PREMIUMS

1	\$0	11	\$100,000
2	\$40,000	12	\$80,000
3	\$50,000	13	\$0
4	\$50,000	15	\$90,000
6	\$75,000	17	\$90,000
7	\$90,000	18	\$60,000
8	\$125,000	19	\$0
9	\$80,000		



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MORE INFO





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INCENTIVES



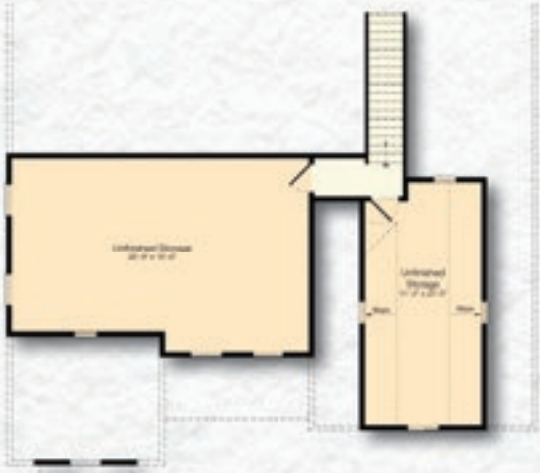
The Cassidy

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.
Renderings are for illustrative purposes only and are subject to change without notice.*



FIRST FLOOR
Included Elevation B



SECOND FLOOR
Included Elevation B



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The Kingfisher

Beds: 3 - 7 | Baths: 2.5 - 7 |
Heated Sqft: 2,567 - 5,750 | Total Sqft: 3,695 - 7,514

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FIRST FLOOR
Included Elevation C



SECOND FLOOR
Included Elevation C



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The Jameson

Beds: 3 - 8 | Baths: 2.5 - 6.5 |
Heated Sqft: 2,705 - 6,269 | Total Sqft: 4,305 - 7,765

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FIRST FLOOR
Included Modern
Farmhouse Elevation



SECOND FLOOR
Included Modern
Farmhouse Elevation



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The Shearwater

Beds: 3 - 6 | Baths: 2.5 - 6 |
Heated Sqft: 3,029 - 6,280 | Total Sqft: 4,157 - 8,082

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FIRST FLOOR
Included Elevation D



SECOND FLOOR
Included Elevation D



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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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FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A



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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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FIRST FLOOR
Included Elevation A



SECOND FLOOR
Included Elevation A



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The Bridgeport

Beds: 4 - 6 | Baths: 3.5 - 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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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

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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