

Expansion exists in the new home market in Sussex County

BY ALYSSA TITUS

NEW HOME CONSTRUCTION in Delaware continues to prosper with many new communities launched in 2019 and many more slated for 2020. Schell Brothers, a Sussex County based new home builder, recorded its best year in the 16-year history of the company in 2019, and has three new communities prepared to launch in 2020.

Arbor Lyn, located in Rehoboth Beach, DE is primed to open in Spring of 2020. With 142 homesites and a well-appointed clubhouse, this low-maintenance community boasts easy access to local shopping, dining, and beaches. Conveniently located off of Warrington Road in Rehoboth Beach, this community will feature Schell's Coastal Series floorplans with designs based on homeowner feedback and the goal that there is no wasted space. Wooded homesites add to this community's appeal.

Additionally, Marsh Island, located in Lewes on the Rehoboth Bay, offers direct water-access and boat slips with sweeping views of nature's beauty and the Rehoboth Bay. This single-family home siteplan was developed with the beauty of the natural terrain in mind and many homesites will offer breathtaking views. Additionally, the community clubhouse is situated directly on the bay with boat access. Floorplans include first-floor owners' suites and as with every Schell Brothers home, the ability to highly personalize your home. This community will launch in Spring/Summer of 2020 and at completion will have 152 homesites.

Walden, the largest project for Schell Brothers in 2020, is located in Millsboro directly off of John J. Williams Highway and will begin accepting reservations in 2020. This 265-homesite community will offer a mix of floorplans and is situated on Burton's Pond. With easy access to beaches and area attractions, Walden promises to deliver to new home buyers looking to enjoy the low-tax living that Delaware provides.

In fact, many new home buyers hail from neighboring states and are moving for the tax benefits and the relaxed coastal living that southern

Delaware provides. Previous New Jersey resident and Schell Brothers homeowner, Valerie Zarro reflects, "We chose Delaware over several other states because it allowed us to have the best of both worlds. Beaches, low taxes and we are close to the conveniences that are important to

us. Additionally, we chose Schell Brothers as our builder based on their reputation and homeowner reviews. We never looked back!"

Zarro's comments are a common theme among many Delaware newcomers that are making the housing market remain strong in coastal Delaware.

Jamie Hudson, Director of Sales at Schell Brothers states, "Many of our homeowners are looking for a retirement location that provides lots of amenities, low-maintenance living and the relaxed lifestyle that coastal Delaware offers. They also want to stay within a relatively

close proximity to family members in surrounding states, so when they combine our location with our favorable tax structure, they choose to retire in Delaware. We also see a number of second homeowners because of our coastal lifestyle, as well as local buyers who appreciate what our communities offer and recognize the strong investment that our homes provide."

Schell Brothers sees no slow-down in sight, Hudson comments, "We just had our best year ever in 2019, and all signs point to an excellent 2020. There's a healthy demand to be in Delaware, and we continue to see strong prospective buyers who are savvy enough to take advantage of

the current market. Also, we tend to attract happy people, who are ready to start living a lifestyle that we believe they deserve." ■



Alyssa Titus is the Director of Marketing at Schell Brothers.