



# S U N R I S E

*a Schell Signature*  
**COMMUNITY**







# SUNRISE

## LOT/HOME PACKAGES

### HOMESITE 1

\$2.5 million lot only

### HOMESITE 2

Catalina To Be Built - \$3.95m

### HOMESITE 3

Catalina Spec - \$4.25m

### HOMESITE 4

Anegada Spec - \$4.95m

### HOMESITE 5

Antigua Spec - \$4.55m

### HOMESITE 6

Antigua To Be Built - \$4.75m

SCAN FOR  
MORE INFO



## WHY SUNRISE?

From Sunrise to sunset, our water views will WOW you. Introducing Sunrise—an exclusive new community of just six luxury oceanfront homes in Bethany Beach. These six sites are currently the only opportunity to build a brand new home directly on the ocean in Delaware. They are also some of the very few homes that will offer breathtaking views of both sunrise over the ocean and sunset over the bay. These one-of-a-kind homesites represent the ultimate coastal lifestyle—living just steps from the sand. And this is an incredibly rare opportunity to build a brand new oceanfront home, designed with your specifications. As an added bonus, short-term rentals are permitted in this community.

## HOW MANY HOMES ARE IN THE COMMUNITY?

Once completed, Sunrise will have 6 oceanfront homes.

## WHAT'S INCLUDED AND WHAT ARE THE FEES?

Sunrise's condo fees are expected to be \$361/month and includes all common area maintenance, and on-lot landscaping maintenance, waste removal concierge service, and maintenance of dune crossing beach access path.

## WHO ARE THE UTILITY COMPANIES?

Sewer: Sussex County

Water: Sussex Shores

Propane: Sharp (Community Tank)

Electric: Delmarva Power

Internet: Verizon Fios

## HOW CLOSE IS THE BEACH?

At Sunrise, you are oceanfront so the beach is just steps away.

## WHAT SCHOOL DISTRICT IS SUNRISE LOCATED IN?

This community is in the Indian River School District. The schools that service Sunrise are Lord Baltimore Elementary School, Selbyville Middle School, and Indian River High School.





# The Catalina

STARTING AT \$3,950,000

Beds: 4-6 | Baths: 3.5-5.5 | Heated SqFt: 3,720-4,200

HOMESITE

2

ELEVATION A

INCLUDED FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

EXPANDED FLOOR PLAN\*



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

\*This floor plan illustrates a selection of available personalized options. Buyers have the flexibility to explore other configurations and design modifications to suit their needs.

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# The Catalina

\$4,250,000

Beds: 4 | Baths: 3 Full, 2 Half | Heated SqFt: Appr. 3,720

HOMESITE

3

## INCLUDED FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

## EXPANDED FLOOR PLAN\*



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

\*This floor plan illustrates a selection of available personalized options. Buyers have the flexibility to explore other configurations and design modifications to suit their needs.

## INCLUDED HOME FEATURES

- Inverted floor plan (main living area: kitchen/great room on 3rd floor) to maximize ocean views
- Low pile foundation
- Gourmet kitchen with stainless steel appliances, granite countertops, and maple cabinets
- Luxury primary bedroom with covered porch
- Hardwood flooring in main living area
- Great Room Fireplace
- Deck off dining area
- Finished Rec Room w/powder room
- Options to personalize all interior selections along with exterior spaces to maximize your ocean views

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# The Anegada

\$4,950,000

**Beds:** 5 + Flex Room | **Baths:** 5 Full, 1 Half | **Heated SqFt:** Appr. 5,291

HOMESITE

4

## INCLUDED FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

## EXPANDED FLOOR PLAN\*



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

\*This floor plan illustrates a selection of available personalized options. Buyers have the flexibility to explore other configurations and design modifications to suit their needs.

## INCLUDED HOME FEATURES

- Inverted floor plan (main living area: kitchen/great room on 3rd floor) to maximize ocean views
- Low pile foundation
- Gourmet kitchen with stainless steel appliances, granite countertops, and maple cabinets
- Unfinished 1st floor rec room (option to finish with powder or finish with bed/bath)
- Hardwood flooring in main living area.
- Elevator rough-in
- Sunroom on 3rd floor off dining area and covered porch below (off bedroom 5)
- Inset fireplace in great room
- Options to personalize all interior selections along with exterior spaces to maximize your ocean views

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The Antigua

\$4,550,000

**Beds:** 5 + Flex Room | **Baths:** 4 Full, 1 Half | **Heated SqFt:** Appr. 4,627

HOMESITE

# 5

## INCLUDED FLOOR PLAN



## EXPANDED FLOOR PLAN\*



\*This floor plan illustrates a selection of available personalized options. Buyers have the flexibility to explore other configurations and design modifications to suit their needs.

## INCLUDED HOME FEATURES

- Inverted floor plan (main living area: kitchen/great room on 3rd floor) to maximize ocean views
- Gourmet kitchen with stainless steel appliances, granite countertops, and maple cabinets
- Finished extended rec room
- Sunroom
- Luxury primary bathroom with soaking tub
- Deck 5 off of primary bedroom
- Hardwood flooring in main living area
- Elevator rough-in
- Options to personalize all interior selections along with exterior spaces to maximize your ocean views

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# The Antigua

\$4,750,000

Beds: 4-6 | Baths: 3.5-5.5 | Heated SqFt: 5,117-6,349

HOMESITE

6

## INCLUDED FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

## EXPANDED FLOOR PLAN\*



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

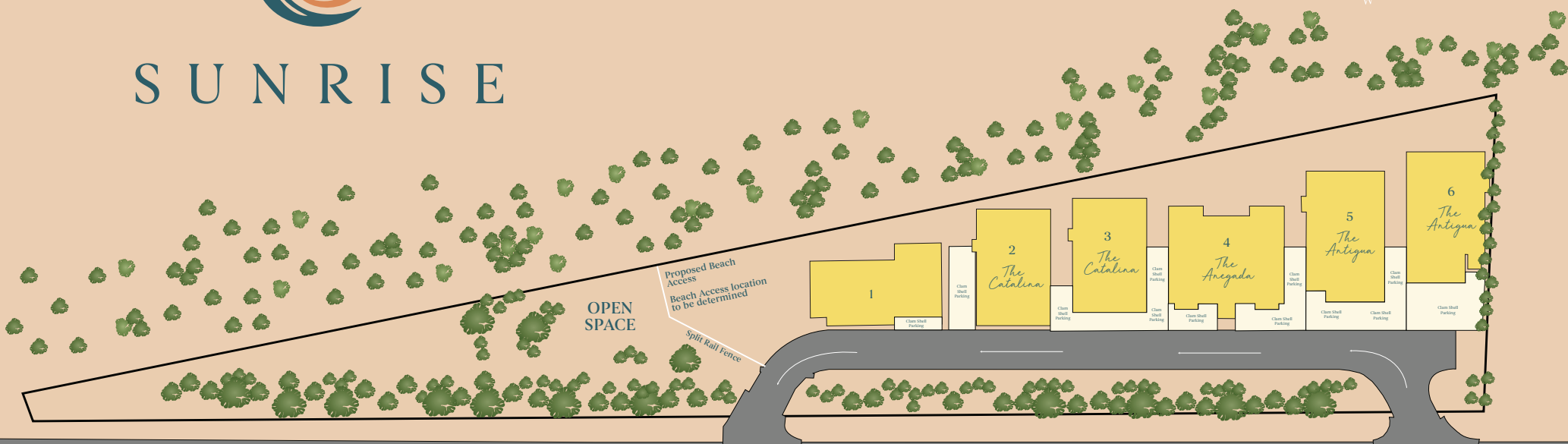
\*This floor plan illustrates a selection of available personalized options. Buyers have the flexibility to explore other configurations and design modifications to suit their needs.

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Schedule your appointment today.  
Scan the QR code for more information.

Site plan is for illustrative purposes only and is subject to change at any time without notice. Please contact the Sussex County Planning and Zoning Office at 302.855.7878 for the most current and accurate information. Homesite premiums may apply. See sales team for details. Equal Housing Opportunity. Updated on 11.7.24 ♥2B📞📧



# WAKE UP TO *ocean views*

## OUR TOP REASONS TO CHOOSE SUNRISE

### Last Available Oceanfront Lots in Delaware

This is a unique opportunity to build an oceanfront home on one of the few remaining homesites along Delaware's coastline. The surrounding area features established residences or is protected by state-owned land.

### Breathtaking Water Views

Enjoy panoramic vistas of both the sunrise and sunset, with uninterrupted water views throughout the day from the comfort of your own home.

### Preserved Views

The property is bordered by state-owned land, ensuring that your scenic view will remain unobstructed for years to come.

### Prime Location

Ideally situated in between Bethany Beach and Dewey Beach, offering the perfect balance of privacy and access to local amenities.

### Convenient Access to Indian River Marina

Enjoy easy proximity to the renowned Indian River Marina, ideal for boating and other recreational activities.

### Exceptional Value

These oceanfront lots are strategically priced to offer you the best possible value for a premium coastal property.







# SUNRISE

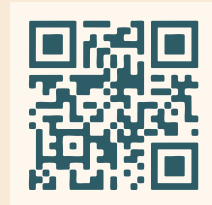
VISIT [SCHELLATSUNRISE.COM](https://schellatsunrise.com) OR CONTACT OUR  
SALES TEAM FOR MORE INFORMATION

“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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conception and are for illustrative purposes only. Floor plans have an  
extensive list of structural options for further personalization. All information  
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