AMAZING COASTAL LIVING.
WITH THE AMENITIES OF A FIRST-CLASS RESORT.



Welcome to Vineyards, Delaware's most vibrant coastal community of exquisite single-family homes, condominiums and carriage homes. Uniquely nestled along the scenic Nassau Valley Vineyards, these low-maintenance residences combine feature-rich floor plans with resort-like amenities — all within walking distance of the award-winning Nassau Valley Vineyards and the Georgetown-Lewes Trail, and minutes away from Rehoboth Beach, Lewes and Dewey Beach.

Choose from three distinct living choices and find the perfect home to fit your lifestyle:

- **Monterey West at Vineyards:** Single-family homes
- **Mendocino East and West at Vineyards:** Condominiums
- **Napa at Vineyards:** Carriage homes

What community amenities are available, and is there a fee to use them?

There is an optional $35/month clubhouse and amenities fee, with a one-time fee of $150. Should you choose to join and pay these fees, you will have access and shared use of the community's.

- Clubhouse with Clubroom, Pool Table, Shuffleboard, Lounge, Outdoor Dining Patio, BBQs, Firepit and Interactive Gaming System
- Fitness Center
- Two Outdoor Pools
- Community Lake Harmony with lakeside beach
- Lakeside Terrace with Firepit and BBQs
- Beach Volleyball
- Pickleball Courts
- Canine Corral (Dog Park)
- Walking and Biking Paths
- Fishing Pier, Kayaks, and Pedal Boats

Our wonderful amenities offer plenty of opportunities for fun, social interactions; make new friends, host get-togethers and enjoy many outdoor activities — all within the Vineyards community.

Are more amenities planned?

Yes. A second, larger clubhouse and a pool are some of the future amenities planned for Vineyards.*

How close are the beaches?

Vineyards is 4 miles from Lewes and 5 miles from both Rehoboth Beach and Cape Henlopen State Park.

Is Vineyards located on an operating vineyard?

The Vineyards community sits on a quiet parcel of land formerly owned by the adjacent Nassau Valley Vineyards, Delaware's first and only award-winning winery.

Do the homes have basements?

All our single-family detached homes come with a full, poured-concrete, unfinished basement.

All information accurate as of April 2026.
All fees are subject to change.
*Second clubhouse and second pool are now open!

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What type of heat source is used in the homes?

All homes include high-efficiency natural gas heating and cooking.

How much are the taxes?

The estimated taxes vary by neighborhood. Currently, estimated taxes for single-family homes in Monterey West are $1,400–$1,700/year; for a condominium in Mendocino East or West, $1,000–$1,200/year; and for a carriage home in Napa, an estimated $1,200–$1,400/year. The taxes are very affordable because of Delaware's low property tax rate. Delaware also has no sales tax and consistently ranks as one of the most tax-friendly states.

What is a leasehold?

Vineyards condominiums and carriage homes are leasehold. You lease the land on which your home sits, and benefit from a lower purchase price.

Are there any additional fees?

Yes. In addition to the optional amenities fee, the following apply:

Single-Family Homes:
$202.04/month, which includes the Vineyards Master Association Dues and Single-Family (Condominium Ownership) Association Dues.

Condominiums:
$536.55/month, which includes the Land Lease, Vineyards Master Association Dues and Condominium Ownership Association Dues.

Carriage Homes:
$527.30/month, which includes the Land Lease, Vineyards Master Association Dues and the Carriage Home (Condominium Ownership) Association Dues.



EXCELLENCE IN BUILDING: FERNMOOR

With more than 30 years of experience, Fernmoor president Jeffrey Fernbach leads a team of seasoned professionals dedicated to helping homebuyers find the home of their dreams. Fernmoor and its affiliated partners have been recognized for excellence by the Shore Builders Association of Central New Jersey, the New Jersey Builders Association, the Builders and Remodelers Association of Delaware and the National Association of Home Builders.

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