

# Cattail Creek

37 Galena Road, Frederica, DE 19946

(4470 Barratts Chapel Rd Frederica, DE 19946)

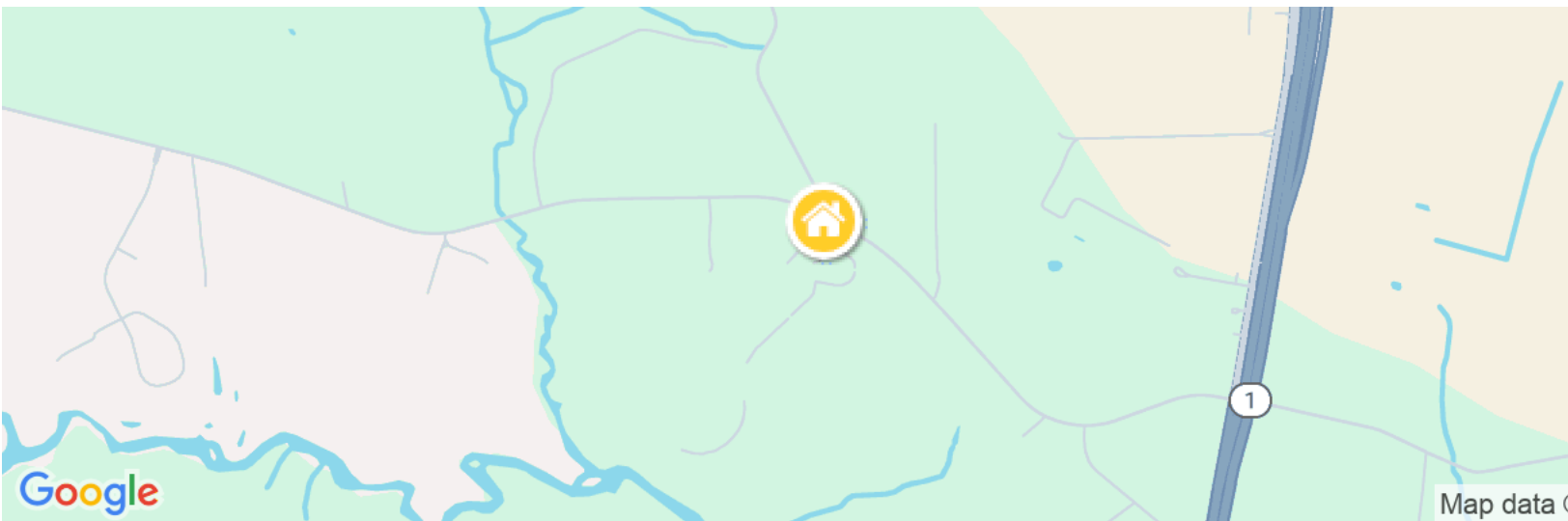


Rural Living Just Minutes from the Hustle and Bustle of Route 1!

Escape the hustle and bustle of everyday life by retreating to Cattail Creek. Enjoy the best of both worlds with the convenience of city living just a mile away and the peace and tranquility of rural Delaware right at your doorstep. With nearby attractions like Bowers Beach, museums, nature centers, a public golf course, and Bally's Casino Resort, there's something for everyone to enjoy. And when you're ready to relax, come home to our peaceful community.

What are you waiting for? Make Cattail Creek your new home base for exploring Delaware!

**From Route 1:** Take Barratts Chapel Rd (Rt 317) West for 1 mile, the community is on the left.



[sales@insightde.com](mailto:sales@insightde.com)  
302-956-9337

**Insight Homes**  
It's Just a Better House

Features, homes and pricing are subject to change without previous notice. Home designs are artist renderings and some homes offered may have design differences.

Prices good through 1/8/2026

[www.itsjustabetterhouse.com](http://www.itsjustabetterhouse.com)



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UNDER CONSTRUCTION

**136 Cornellian Drive**

**\$647,900**

2,663 Sq. Ft.

4 BR | 3.5 BA | 2 STORY

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## Vandelay

**\$445,900**

1,555 - 2,110 Sq. Ft.  
3 BR | 2 BA | 1 STORY



## Cartwright

**\$474,900**

1,821 - 3,817 Sq. Ft.  
3 - 5 BR | 2 - 3.5 BA | 1 or 2 STORY



## Whatley

**\$494,900**

1,979 - 3,590 Sq. Ft.  
3 - 6 BR | 2 - 4 BA | 1 or 2 STORY



## Frank

**\$532,900**

2,572 - 3,010 Sq. Ft.  
4 - 5 BR | 3 BA | 2 STORY



## Reston

**\$555,900**

2,663 - 3,067 Sq. Ft.  
3 - 6 BR | 2.5 - 3.5 BA | 2 STORY



## Kramer

**\$633,900**

3,167 - 4,277 Sq. Ft.  
3 - 6 BR | 2.5 - 4 BA | 2 STORY



## Lloyd

**\$464,900**

1,712 - 2,760 Sq. Ft.  
3 - 5 BR | 2 - 3 BA | 1 or 2 STORY



## Brenner

**\$483,900**

1,975 - 2,489 Sq. Ft.  
3 - 4 BR | 2.5 - 3.5 BA | 2 STORY



## Jerry

**\$504,900**

2,140 - 3,401 Sq. Ft.  
3 - 6 BR | 2 - 3.5 BA | 1 or 2 STORY



## Nelson

**\$538,900**

2,405 - 3,941 Sq. Ft.  
3 - 5 BR | 2 - 3.5 BA | 1 or 2 STORY



## Peterman II

**\$588,900**

3,145 - 3,735 Sq. Ft.  
4 - 6 BR | 3 - 4 BA | 2 STORY

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Decorated Model Home

Available Lots

Not Available

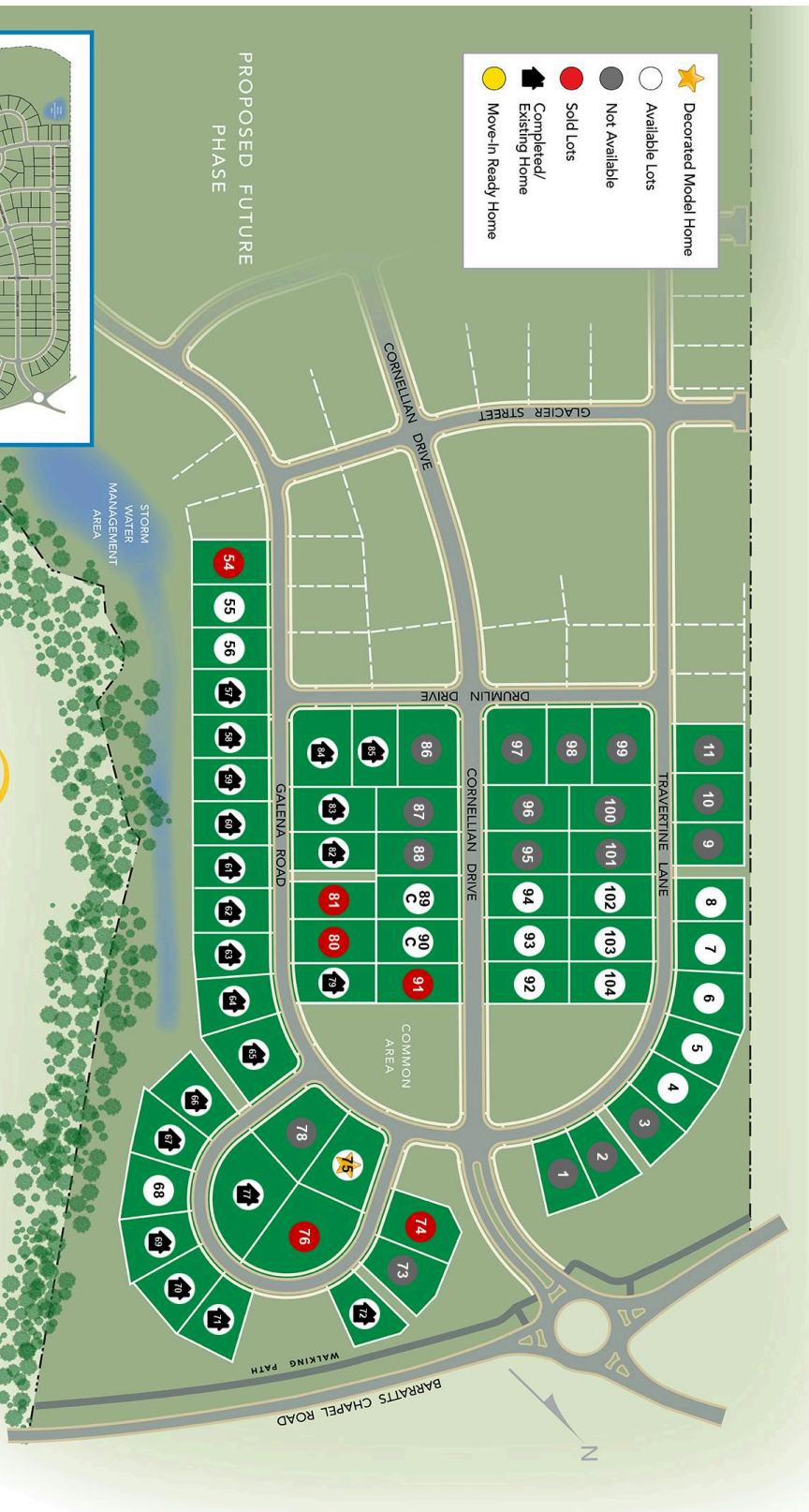
Sold Lots

Completed/Existing Home

Move-In Ready Home



PROPOSED FUTURE PHASE



CATTAIL CREEK SITE PLAN

All site plans, community maps and computer generated or enhanced depictions shown are conceptual in nature, which may not accurately represent the actual condition of the item(s) being represented and are subject to change without notice. All buying decisions should be based on visiting and viewing the physical homesite.