

Site Plan

Hidden Brook



★ = MODEL HOME

★ = Quick Delivery Homes

Site plan pictured is representational of homesites to be built. All sizes and dimensions of plan are approximate. Landscaping shown is an artist's conception. All features, design and prices are subject to change without notice.

JSHomesDE.com

302-834-4900, Ext. 1



Your Delaware Home Builder



Hidden Brook

Included Features

Interior Features

- Full unfinished insulated basement with 8' walls
- 9-foot first floor ceilings
- Staircase with oak railing and white painted balusters
- Crown molding in living room & dining room
- 2-piece chair rail in dining room
- Classique style Interior doors with satin nickel hardware
- Quality stain resistant wall-to-wall Shaw carpeting with Padding
- Congoleum ArmorCore vinyl flooring in foyer, powder room, kitchen, laundry, & bathrooms
- GE stainless steel appliances: dishwasher, microwave, and electric range
- Timberlake 42" tall maple kitchen cabinets
- Granite kitchen countertops
- Kitchen island with outlet
- Garbage disposal
- Refrigerator waterline with shut-off valve
- 4 Surface Mount LED lights in kitchen
- Washer & dryer connection outlets with exterior dryer vent
- Laundry tub per house type
- Pedestal sink in powder room
- Designer style elongated toilets
- Moen chrome faucets throughout
- Progress light fixtures throughout
- Broan bathroom exhaust fans
- Ventilated wire shelving in closets and pantry
- 3 phone outlets (CAT5)
- 3 cable outlets (RG-6)
- Smoke & carbon monoxide detectors

Construction

- 2x6 exterior walls with kiln dried studs
- OSB wall and roof sheathing, weather-resistant barrier
- Engineered ¾" tongue & groove sub flooring
- 30-year architectural roof shingles with ridge vents, ice shield And drip edge
- Poured concrete foundation drainage system and sump Pump, Watchdog Foundation Waterproofing®
- Steel support I-beams
- 200-amp electric service
- Public water & sewer
- Natural gas
- Underground utilities

Exterior Features

- 2-car garage with carriage-style insulated door with windows
- Garage door opener prepwire
- Asphalt driveway
- Professional landscape packaging including seeded lawn
- Seamless aluminum gutters, down spouts & splash blocks
- Alside low maintenance vinyl siding & shutters
- Vented vinyl soffits with aluminum wrapped fascia
- Therma-Tru insulated front door with transom & sidelites per house type
- Progress Lighting front entry coach lamp
- Two frost proof hose bibs
- Two GFI outlets
- Basement egress window
- Concrete front entry lead walk & porch

Energy Saving Features

- Energy efficient vinyl single hung Low-E Argon windows with grids and screens
- R-21 wall insulation and R-49 attic insulation
- Lennox 92% high efficiency direct vent forced air furnace
- Lennox 14 SEER central air conditioning
- Programmable thermostat
- High efficiency 50 or 75-gallon gas water heater, per house type

Quality Assurance

- Pre-construction orientation
- Pre-drywall orientation
- Pre-settlement orientation
- Post-settlement quality assurance program
- Limited 10-year RWC structural warranty
- Manufacturer's Limited Warranties

Community Features

- Community street lights and sidewalks
- Walking and biking trails
- Smyrna School District



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Community Information

Smyrna School District

- smyrna.k12.de.us
- Clayton Elementary.....ces.smyrna.k12.de.us
- Clayton Intermediate.....cis.smyrna.k12.de.us
- John Bassett Moore Intermediate.....jbm.smyran.k12.de.us
- North Smyrna Elementary.....nes.smyrna.k12.de.us
- Smyrna Elementary.....ses.smyrna.k12.de.us
- Smyrna High.....shs.smyrna.k12.de.us
- Smyrna Middle.....sms.smyrna.k12.de.us
- Sunnyside Elementary.....sse.smyrna.k12.de.us

Charter School

- Providence Creek Academy.....providencecreekacademy.org

Private Schools

- Capital Baptist School.....cbcofdover.com
- Central Delaware Christian Academy.....cdcacademy.org
- St. Anne's Episcopal School.....saintannesschool.org
- St. Andrew's Boarding School.....standrews-de.org
- Red Lion Christian Academy.....redlionca.org
- Calvary Christian Academy.....wearecca.com

Colleges & Universities

- University of Delaware.....udel.edu
- Delaware State University.....desu.edu
- Delaware Technical Community College.....dtcc.edu
- Wilmington University.....wilmu.edu
- Goldey-Beacom College.....gbc.edu
- Wesley College.....wesley.edu
- Widener University/Delaware Law School.....delawarelaw.widener.edu

Emergency Services

- Fire/Police/Ambulance.....911
- Smyrna Police Department.....302-653-9217
- Smyrna Fire Company (Fire non-emergency).....302-653-9858
- Poison Control Center.....800-222-1222

Medical Facilities

- Bay Health Emergency Center, Smyrna.....302-659-2190
- Christiana Care Smyrna Health & Wellness Center.....302-659-4444
- Christiana Care Emergency, Middletown.....302-449-3100
- Christiana Care Hospital, Christiana.....302-733-1000
- A.I. DuPont Hospital for Children, Wilmington.....302-651-4000
- St. Francis Hospital, Wilmington.....302-421-4100
- Milford Memorial Hospital, Milford.....302-422-3311
- Beebe Medical Center, Lewes.....302-645-3300

Recreation

- Delaware State Park System.....DEstateparks.com
- Big Oak County Park, Smyrna.....6 miles
- Dover Downs Hotel & Casino.....6 miles
- Bombay Hook National Wildlife Refuge.....10 miles
- Charles E. Price Memorial Park & Dog Park, Middletown.....19 miles
- Can-Do Playground at Charles E. Price Memorial Park.....19 miles
- Casino at Delaware Park.....39 miles
- Wilmington Blue Rocks Baseball.....44 miles
- Lewes Beach, DE.....50 miles
- Rehoboth Beach, DE.....52 miles
- Dewey Beach, DE.....53 miles
- Ocean City, MD.....78 miles

Utility Companies

- Electric- Delaware Electric Coop.....855-332-9090
- Gas- Chesapeake Utilities.....800-427-2883
- Phone/Internet/TV- Comcast/Xfinity.....800-266-2278
- Water- Artesian Water.....800-332-5114

Transportation

- Amtrak Train Station.....amtrak.com
- DART First State Bus.....dartfirststate.com
- SEPTA Regional Rail.....septa.org
- Wilmington Regional Airport/New Castle Airport.....36 miles
- Philadelphia International Airport.....64 miles
- Baltimore/Washington International Thurgood Marshall Airport (BWI).....78 miles

Miscellaneous

- Smyrna Public Library.....302-653-4579
- Smyrna Post Office (USPS.com).....302-653-9935
- Department of Elections.....elections.delaware.gov
- Town of Smyrna.....smyrna.delaware.gov
- City of Dover.....cityofdover.com
- Kent County Information.....co.kent.de.us
- State of Delaware Information.....delaware.gov
- Department of Motor Vehicles.....dmv.de.gov
- Central Delaware Chamber of Commerce.....cdcc.net
- Delaware State Chamber of Commerce.....dscc.com

Shopping

- Christiana Mall.....Rehoboth Beach Outlets
- Dover Mall.....Rehoboth Main Street Shops
- Concord Mall.....Newark Main Street Shops

JS Homes presents this list to provide helpful information only. The information is true to the best of JS Homes knowledge. Since this information can change without notice, JS Homes is not responsible for the validity of this information. There is no guarantee of school assignments for this community. For the most up-to-date school feeder patterns, please contact Smyrna School District at <https://www.smyrna.k12.de.us/> or 302-653-8585. Please see your community Sales Manager for additional information. REV051222





Our Story

The story of JS Homes reaches back over a half a century to 1966, when Alvin Schwartz first opened the doors to a family-run home building company. Alvin's strategic approach attracted buyers by offering larger and more affordable homes than the competition. He sold a spacious house equipped for a growing family. Valuing innovation, reputation and professional loyalty, the company continues to serve the Delaware region today as JS Homes.

Today, JS Homes is operated and owned by Alvin's son, Jeffrey Schwartz. Starting as a laborer and working his way up the ranks in his father's business, Jeff has acquired over 40 years of experience and has built more than 3,000 homes. Using his University of Delaware education and his background in construction, Jeff was able to prove JS Homes to be *Your Delaware Home Builder*. Jeff considers each of his team members an asset to his company and insists that only the best talent represents him.



"After over 40 years and 3,000 homes we understand that customizing a house is the difference. We build homes for families."

— Jeffrey Schwartz, JS Homes President

Jeff fosters community and support in the JS Homes environment. He ensures that JS Homes stimulates the local economy by employing and partnering with regional suppliers to reignite Delaware pride. Jeff frequently reminisces on the warm, inviting sensation that he grew up with in Delaware – and he hopes to resurrect that neighborly feeling.

Our team has been working together for decades building semi-custom homes, setting JS Homes apart from the competition. We are a family rooted in the region, and no one understands a family better than a family – that's why we're so good at what we do here.

A JS Home provides value beyond just a house. Every home design begins with a strong perimeter structure and open layout to maximize interior flexibility. The house is customized to the owner using high quality materials and proven construction methods. We leverage years of field work and knowledge to make your house into your home.

Craftsmanship is assured. Standing by our service and our products, JS Homes safeguards every completed home with true performance coverage. We guide prospective owners into their new homes with a seamless transition process. We take homebuilding beyond delivery, addressing all concerns to assure a protected move-in experience.

Make your story in a JS Home.

www.JSHomesDE.com 302-834-4900

