

Site Plan



HIGHLANDS AT BACK CREEK

○ = Lots Available

★ = Model Home
129 Ayshire Dr, Middletown, DE 19709

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.

JS Homes DE.com
302-834-4900



Your Delaware Home Builder





Included Features

Interior Features

- 9-foot first & second floor ceilings
- Full unfinished insulated basement with 8' walls
- Staircase with oak railing and white painted balusters
- 2-piece crown molding in living room, dining room, foyer and 2nd Floor hallway
- 2-piece chair rail in dining room
- 5 ¼" baseboards on 1st and 2nd floors
- Classique interior doors with Schlage satin nickel door levers & hardware
- Quality stain resistant wall-to-wall Shaw carpeting with padding
- Shaw hardwood flooring in foyer, kitchen, dining room & powder room
- Dal Tile 6x6 ceramic tile flooring in bathrooms & mudroom
- Congoleum ArmorCore vinyl flooring in laundry room
- Heatilator gas fireplace with remote, fan, and marble surround
- Gourmet Kitchen package with GE stainless steel appliances; Double wall oven, microwave, electric cooktop & dishwasher
- Aristokraft 42" tall maple kitchen wall cabinets with choice of stain
- Granite kitchen countertops with oversized stainless steel undermount sink
- Spacious kitchen island with outlet
- Garabage disposal
- Refrigerator waterline with shut-off valve
- 4 Surface Mount LED lights in kitchen
- Washer & dryer connection outlets with exterior dryer vent
- Laundry Tub
- Designer style elongated toilets
- Vanity cabinet with cultured marble vanity top in powder room
- Moen brushed nickel faucets throughout
- Progress light fixtures throughout
- Broan bathroom exhaust fans
- Ventilated wire shelving in closets and pantry
- CAT5 phone or RG6 cable outlet in bedrooms & family room
- Smoke & carbon monoxide detectors
- State-of-the-art security system which includes keypad w/ camera & digital communicator, doorbell camera, and front lock, all controlled from your smartphone.

Construction

- 2x6 exterior walls with kiln dried studs
- OSB wall and roof sheathing, weather-resistant barrier
- Engineered ¾" tongue & groove sub floor
- 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
- Private Septic
- Underground utilities

Exterior Features

- 2 or 3 car (per house type) side entry garage with carriage-style Insulated door with windows and garage door opener(s)
- Spacious 12' asphalt driveway
- Cultured stone water table
- Professional landscape package: mulching, planting, sodded front and side yards, seeded rear yard
- Seamless aluminum gutters, down spouts & splash blocks
- Alside low maintenance beaded vinyl siding/raised panel shutters
- Vented vinyl soffits with aluminum wrapped fascia
- Therma-Tru insulated front door with Schlage handle set
- Progress Lighting front entry coach lamps
- Two frost proof hose bibs
- Two exterior GFI outlets
- Basement egress window
- Concrete front entry lead walk & porch
- Electric Vehicle (EV) outlet in garage

Energy Saving Features

- Air infiltration sealing & house wrap
- Energy efficient vinyl single hung Low-E Argon windows with grids and screens
- R-21 exterior wall insulation, basement wall insulation, R-49 ceiling/attic insulation
- Carrier 92% high efficiency direct vent forced air furnace
- Carrier 14 SEER central air conditioning
- Wi-fi 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

Available Options

- Elevator
- In-Law Suite

Community Features

- ¾ Acre Lots
- Sidewalks and curb-lined streets
- Street Lamps
- Award winning Appoquinimink School District

Specifications, dimensions, features, and equipment are subject to change without prior notice. REV021624

www.JSHomesDE.com 302-834-4900 Ext. 5





HIGHLANDS AT BACK CREEK



Community Information

Appoquinimink School District

Apposchooldistrict.com
 Cedar Lane Early Childhood Center (PK-K).....clecc.org
 Bunker Hill Elementary.....bunkerhillelem.org
 Everett Meredith Middle.....meredithmiddle.org
 Appoquinimink High.....appohigh.org
 Appoquinimink Adult Continuing Ed.....302-378-5037

Charter School

MOT Charter.....motcharter.com

Private Schools

St. Andrews School.....standrews-de.org
 Caravel Academy.....caravel.org
 St. Anne's Episcopal School.....saintannesschool.org
 Red Lion Christian Academy.....redlionca.org

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
 Delaware State Police Troop 9 (non-emergency).....302-378-5749
 New Castle County Police (non-emergency).....302-573-2800
 Volunteer Hose Company of Middletown
 (Fire non-emergency).....302-378-7799
 Poison Control Center.....800-222-1222

Medical Facilities

Christiana Care Emergency, Middletown.....302-203-1300
 Christiana Care Hospital, Christiana.....302-733-1000
 Bay Health Emergency Center, Smyrna.....302-659-2190
 A.I. DuPont Hospital for Children, Wilmington.....302-651-4000
 St. Francis Hospital, Wilmington.....302-421-4100
 VA Medical Center, Wilmington.....302-994-2511
 Christiana Care Medical Aid Unit at Middletown.....302-449-1300
 ExpressCare Urgent Care Center, Middletown.....302-378-1621

Shopping

Westown Town Center, Middletown.....4.5 miles
 Christiana Mall, Newark......20 miles
 Dover Mall, Dover......28 miles

Recreation

Delaware State Park System.....DEstateparks.com
 Back Creek Golf Club, Middletown......3 miles
 Westown Movies, Middletown.....4 ½ miles
 Everett Theatre, Middletown......5 miles
 Frog Hollow Golf Club, Middletown......5 miles
 Charles E. Price Memorial & Dog Park, Middletown......6 miles
 Can-Do Playground at Charles E. Price Memorial Park......6 miles
 Chesapeake City, MD......8 miles
 Big Oak County Park, Smyrna......22 miles
 Casino at Delaware Park, Wilmington......23 miles
 Bombay Hook National Wildlife Refuge......28 miles
 Wilmington Blue Rocks Baseball......28 miles
 Dover Downs Hotel & Casino......29 miles
 Lewes Beach, DE......72 miles
 Rehoboth Beach, DE......74 miles
 Dewey Beach, DE......74 miles
 Ocean City, MD......94 miles

Utility Companies

Electric-Delmarva Power.....800-375-7117
 Gas- Sharp Energy.....888-742-7740
 Phone/Internet/TV- Comcast/Xfinity......267-750-0284
 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......21 miles
 Philadelphia International Airport......48 miles
 Baltimore/Washington International Thurgood Marshall
 Airport (BWI)......76 miles

Miscellaneous

Appoquinimink Community Library.....302-378-5588
 Middletown Post Office (USPS.com).....302-378-3026
 Department of Elections.....elections.delaware.gov
 Town of Middletown.....middletownde.org
 New Castle County Information.....nccde.org
 State of Delaware Information.....delaware.gov
 Department of Motor Vehicles.....dmv.de.gov
 Middletown Area Chamber of Commerce.....maccde.com
 New Castle County Chamber of Commerce.....ncccc.com
 Delaware State Chamber of Commerce.....dscc.com
 Visit Wilmington.....visitwilmingtonde.com

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 Appoquinimink School District at <https://apposchooldistrict.com/> or 302-376-4128. Please see your community Sales Manager for additional information. REV102721





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.

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