

# Site Plan



○ = Available   ● = Quick Delivery

Notice: This site plan is an artist's concept and is subject to change

JSHomesDE.com

302-834-4900



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# LAKE COMO WOODS

## 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.smyrna.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
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### Private Schools

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

### Colleges & Universities

University of Delaware	udel.edu
Delaware State Universities	desu.edu
Delaware Technical College	dtcc.edu
Wilmington University	wilmu.edu
Goldey-Beacom College	gbc.edu
Wesley College	wesley.edu
Widener Law	law.widener.edu

### Places of Worship

Asbury United Methodist	asburysmyrnaumc.org
Bethel AME Church	302-653-9372
Centennial United Methodist	centennialumchurch.org
Holy Cross Catholic Church	holycrossdover.org
Mt. Friendship AME	302-659-0800
Presbyterian Church of Smyrna	302-653-8000
St. Peter's Episcopal Church	stpeters-smyrna.org
St. Polycarp's Church	saintpolycarp.org
Jewish Federation of Delaware	shalomdelaware.org

### Emergency Services

Fire/Police/Ambulance	911
Smyrna Police Department (non-emergency)	302-653-9217
Smyrna Fire Company (non-emergency)	302-653-9858

### 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
Bombay Hook National Wildlife Refuge	fws.gov/refuge/bombay_hook
Dover Downs Casino & Speedway	DoverDowns.com
Delaware Park Casino & Horse Racing	DelPark.com
Wilmington Blue Rocks Baseball	302-888-2015
Big Oak Park, Smyrna	5 miles
Charles Price Memorial & Dog Park, Middletown	15 miles
Lewes Beach	49 miles
Rehoboth Beach (Rehoboth.com)	55 miles
Dewey Beach	57 miles
Ocean City Maryland	83 miles
Wilmington Regional Airport	43 miles
Philadelphia Airport	62 miles

### Utility Companies

Phone/Internet/TV- Verizon (verizon.com)	800-942-5000
Phone/Internet/TV- Comcast/Xfinity (comcast.com)	800-266-2278
Electric- Delaware Electric Coop	855-332-9090
Gas- Chesapeake Utilities	800-427-2883
Water- Artesian Water	800-332-5114

### Miscellaneous

Town of Smyrna	smyrna.delaware.gov
Smyrna Post Office (USPS.com)	302-653-9935
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
Dart First State Bus	dartfirststate.com
Visit Wilmington	visitwilmingtonde.com

### Shopping

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





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## Included Features

### Quality Assurance

- Pre-construction orientation
- Pre-drywall orientation
- Pre-settlement orientation
- Post-settlement quality assurance program
- RWC 10 year home warranty
- Manufacturer's limited warranties

### Construction

- Poured concrete foundation with drainage system & sump pump
- Steel support I-beams
- 2" x 6" exterior wall construction
- Engineered ¾" sub flooring
- OSB wall & roof sheathing
- 30-year architectural roof shingles with ridge vents
- 200 amp electric service
- Public water & sewer
- Underground utilities

### Exterior Features

- Front door with transom & sidelites per house type
- Low maintenance vinyl siding & shutters
- Vented vinyl soffits with aluminum wrapped fascia
- Seamless aluminum gutters, down spouts & splash blocks
- Asphalt driveway
- Concrete front entry lead walk
- Professional landscape package including seeded lawn
- Front entry coach lamp
- Two frost proof hose bibs
- Two GFI outlets
- Mailbox & post

### Energy Saving Features

- Vinyl single hung Low-E with argon windows with grids & screens
- R-21 wall and R-49 attic insulation
- High efficiency direct vent forced air furnace
- 14 SEER central air conditioning
- High efficiency 50 gallon gas water heater

### Interior Features

- Full unfinished basement with 8' walls
- 2 car garage with carriage door with windows
- 9 foot first floor ceilings
- Basement egress window
- Staircase with oak railing and white painted balusters
- Crown molding living & dining room
- Chair rail in dining room
- Classique style interior doors with satin nickel hardware
- Ventilated wire shelving in closets & pantry
- 42" tall oak kitchen cabinets
- Laminate counter tops
- GE electric range
- GE dishwasher
- Range hood, non-ducted
- Garbage disposal
- Refrigerator ice maker rough-in
- 4 Surface Mount LED lights in kitchen
- Washer & dryer connection with vent
- Laundry tub per house type
- Pedestal sink in powder room
- Elongated toilets
- Moen faucets with chrome finish
- Bathroom exhaust fans where applicable
- Quality stain resistant wall-to-wall carpeting with padding
- Resilient no-wax vinyl flooring in foyer, powder room, kitchen, laundry & bathrooms
- 3 phone outlets (CAT5)
- 3 cable outlets (RG-6)
- Garage door opener prewire
- Smoke & carbon monoxide detectors