

Site Plan



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





Included Features

Interior Features

- Full unfinished insulated basement with 8' walls
- 9-foot first floor ceilings
- 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 1/4" baseboards on 1st floor
- Classique style interior doors with Schlage satin nickel door levers and hardware
- Quality stain resistant wall-to-wall Shaw carpeting with padding
- Shaw hardwood flooring in foyer
- Congoleum ArmorCore vinyl flooring in kitchen, powder room, laundry and bathrooms
- Dal Tile 6x6 ceramic tile flooring in owner's bath, including shower walls, floor and tub surround (per plan)
- Heatilator gas fireplace with remote, fan, and marble surround
- Gourmet Kitchen package with GE stainless steel appliances; double wall oven, microwave, electric cooktop & dishwasher
- Timberlake 42" tall maple kitchen wall cabinets with choice of stain
- Granite kitchen countertops
- 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
- Pedestal in powder room
- 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 3/4" 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
- Private septic
- Natural gas
- Underground utilities

Exterior Features

- 2 or 3 car (per house type) side entry garage with carriage-style insulated door with windows
- Garage door opener prewire
- Spacious 12' asphalt driveway
- Walkup basement with single 9-lite door
- Cultured stone water table
- Professional landscape package including seeded lawn
- Seamless aluminum gutters, down spouts & splash blocks
- Aside 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
- Concrete front entry lead walk & porch

Energy Saving Features

- 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
- 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

- 1/2 Acre Lots
- Curb-lined streets
- Community street lights
- Smyrna School District

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





MOUNT FRIENDSHIP

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.....providencreekacademy.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.....5 miles
 Dover Downs Hotel & Casino.....9 miles
 Bombay Hook National Wildlife Refuge.....12 miles
 Charles E. Price Memorial Park & Dog Park, Middletown.....15 miles
 Can-Do Playground at Charles E. Price Memorial Park.....15 miles
 Casino at Delaware Park.....37 miles
 Wilmington Blue Rocks Baseball.....39 miles
 Lewes Beach, DE.....49 miles
 Rehoboth Beach, DE.....55 miles
 Dewey Beach, DE.....57 miles
 Ocean City, MD.....83 miles

Utility Companies

Electric- Delaware Electric Coop.....855-332-9090
 Gas- Chesapeake Utilities.....800-427-2883
 Phone/Internet/TV- Comcast/Xfinity.....800-266-2278
 Trash/Recycling- Kent County Public Works.....302-744-2429
 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.....43 miles
 Philadelphia International Airport.....62 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.....cityofdoover.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

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

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. REV020722

www.JSHomesDE.com 302-834-4900 Ext. 4





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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