

The Reserve at Southern View

Site Plan



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

Average lot size is approximately 14,000 square feet.



JSHomesDE.com
302-834-4900



www.jshomesde.com

Please see your community Sales Manager for additional information.



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Features

Interior Features

- 9-foot first floor ceilings
- Staircase with oak rails and white balusters
- Crown molding in living & dining rooms
- Chair rail in dining room
- Classique style interior doors with satin nickel hardware
- Quality stain resistant wall-to-wall carpeting with padding
- Resilient no-wax vinyl flooring in foyer, powder room, kitchen, laundry and bathrooms
- Ventilated wire shelving in closets and pantry
- 42" tall oak kitchen wall cabinets with choice of stain
- Laminate counter tops
- GE electric range
- GE dishwasher
- Waste disposal
- Range hood
- Refrigerator waterline shut-off valve
- Designer style elongated commodes
- Washer & dryer connection outlets with exterior dryer vent
- Pedestal sink in powder room
- Moen faucets with chrome finish
- Bathroom exhaust fans where applicable
- Full unfinished basement
- 3 phone outlets (CAT5)
- 3 cable outlets (RG-6)
- Garage ceiling receptacle
- Smoke & carbon monoxide detectors

Exterior Features

- Concrete front entry lead walk
- Asphalt driveway
- Professional landscape package including seeded lawn
- Seamless aluminum gutters, down spouts & splash blocks

- Low maintenance vinyl siding & shutters
- Vented vinyl soffits with aluminum wrapped fascia
- Insulated front door with handleset and kickplate
- Front entry coach lamp
- Sliding glass door at rear of home
- Two frost proof hose bibs
- Two GFI outlets
- Basement egress window
- Mailbox and post

Energy Saving Features

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

Quality Assurance

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

Construction

- 2x6 exterior walls
- Wood OSB wall and roof sheathing
- Advantech sub floor sheathing
- 30 year architectural roof shingles with ridge vents
- Poured concrete foundation drainage system and sump pump
- Steel support I-beam
- R-21 wall and R-49 ceiling/attic insulation
- 200 amp electric service
- Public water and sewer
- Underground utilities

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Community Info

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

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.com
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 Beacon 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
Holly Cross Catholic Church-----hollycrossdover.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- Delmarva Power-----800-375-7117
Gas- Chesapeake Utilities-----800-427-2883
Water- Artesian Water-----800-332-5114
Sanitary- Kent County-----302-744-2300

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

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Price List

PRICE LIST EFFECTIVE 2/17/17

THE BERKSHIRE **\$249,990** **2200 sq ft**

Charm abounds in our most intimate home. The classic two-story home features a front porch, two-car garage and nine foot first floor ceilings. The first floor includes an open family room, large eat-in kitchen and a formal living or dining room. The Berkshire also includes four bedrooms, two and one-half bathrooms and a large owner's suite with dual walk-in closets. Customize this home with a fireplace, tray ceiling, kitchen island, sunroom or morning room.

THE CHARLESTON **\$269,990** **2700 sq ft**

A spectacular colonial features an open floor plan with two-story foyer and family room, a first floor study and formal living and dining rooms. The spacious owner's suite sets this home apart with a large soaking tub, double vanity and dual walk-in closets. The Charleston includes a total of 4 bedrooms, two and one-half bathrooms and a two car garage. Options include a sunroom, morning room, and kitchen island.

THE DYNASTY **\$277,990** **2950 sq ft**

The Dynasty features an open floor plan with the first floor study, formal living and dining rooms, large eat-in kitchen and family room with cathedral ceiling. This home includes four bedrooms, two and one-half bathrooms and a second floor laundry with tub included. The owner's suite features a luxury bath with large corner soaking tub, stand-alone shower, dual vanity and a large walk-in closet. Customize with a cathedral ceiling in the owner's suite or fireplace in the family room.

THE CHARLESTON GRAND **\$279,990** **3000 sq ft**

The Charleston Grand has been tweaked to perfection. The living room and dining room are split by the large two-story foyer. You'll find the study tucked away in the rear of the house. The centrally located two-story family room is close to the large, open kitchen with a walk in pantry. On the second floor you'll find three nicely sized bedrooms and the laundry room. Double doors welcome you into the master suite, complete with two large walk in closets. You'll love the owner's bath with split vanities, two linen closets, and a large garden tub. Optional spindles can be added to the second floor hallway above the foyer and family room.

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THE HANCOCK

\$279,990

3000 sq ft

This impressive home features four bedrooms, two and one-half bathrooms and is built around a centrally located kitchen and charming breakfast nook. A two-story foyer and turned staircase opens into the family room with optional fireplace. The first floor also features formal living and dining rooms, a private study and optional sunroom or family room extension. The owner's suite includes dual walk-in closets and dressing area, a soaking tub and double vanity. Add a rear staircase, or tray ceiling.

THE GLADWYNE

\$304,990

3500 sq ft

A grand entry and spacious owner's suite distinguish this home from all others. Featuring an open floor plan with first floor study, formal living and dining rooms, large eat-in kitchen with butler's pantry and a family room with cathedral ceiling, this home is perfect for entertaining. The kitchen includes plenty of storage with a large walk-in pantry and an oversized first floor laundry/mud room. Upstairs, the owner's suite features a massive walk-in closet, sitting room, and spacious bath with corner soaking tub, dual vanity and linen closet. Options include a cathedral ceiling in the owner's suite, bay windows, and a sunroom.

THE BRANDYWINE

\$319,990

3700 sq ft

This stunning luxury home brings flexibility and grandeur to family living. Featuring a two-story foyer and family room, the Brandywine offers a spacious kitchen and breakfast area, formal living and dining rooms and a first floor study. A rear staircase leads to the dramatic owner's suite with dual walk-in closets, spacious sitting room and luxury bath with corner soaking tub and separate linen and water closets. Additions include a sunroom, morning room or second floor balcony.

THE CENTURY

\$334,990

4200 sq ft

An elegant foyer with split staircase creates a welcoming entrance to the Century. The expansive two-story sunken family room offers second floor access through a split staircase centrally located to the spacious kitchen and breakfast area. The second level highlights an impressive balcony overlooking the family room, dual bedroom closets and ample laundry room. The home features a private study and spectacular master bedroom suite, matching walk-in closets and elegant private bath.

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THE GATSBY

\$359,990

4000 sq ft

The Gatsby is one of our finest floor plans. This model includes a stunning entrance open to the formal living and dining rooms, first floor study, and a large, centrally located kitchen with island. The two-story family room leads to a rear staircase. The second floor includes a guest suite with private bath and a unique "Jack and Jill" bath. The owner's suite features a sitting room with dressing area, large walk-in closet and a luxury bath with garden tub, separate vanities and a linen closet.

THE PHILADELPHIAN

\$389,990

4400 sq ft

This popular estate home features an open foyer, front and rear stairs and a sunken, two-story family room. The impressive kitchen incorporates a morning room full of windows and an oversized island, making it perfect for entertaining. The massive owner's suite includes a tray ceiling, sitting room, dressing area, dual walk-in closets and a luxury bath with garden tub, separate vanities and two linen closets. The Philadelphian also includes a "princess suite", "Jack & Jill" bath, and a first floor laundry room.

THE LEGEND

\$304,990

2700 sq ft

JS Homes, newest floor plan, the Legend, features a 1st floor owners suite, with a grand two story entrance and open family room with a vaulted ceiling. A laundry/mudroom is located on the main level conveniently off the entrance from the 2 car garage. The second floor offers 3 spacious bedrooms with its own bath facilities.

THE JEFFERSON

\$279,990

2200 sq ft

The Jefferson features single-level living with three bedrooms and two full baths. This ranch home includes nine-foot ceilings, an impressive kitchen, large family room and an open formal dining room. The owner's suite offers plenty of space with double vanities, separate shower and soaking tub in the bath.



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