

# Cambria Village

## Models and Pricing

**The Sussex.....\$164,900**

Town home – 1,240 sq. ft. 3 bedrooms, 2 ½ bathrooms, living room, dining room, full unfinished basement with egress window, and rear deck.

**The Brandywine.....\$169,900**

Town home – 1,481 sq. ft. 3 bedrooms, 2 ½ bathrooms, living room, dining room, full unfinished basement with egress window, and rear deck.

**The Dover.....\$174,900**

Town home – 1,445 sq. ft. 3 bedrooms, 2 ½ bathrooms, living room, dining room, full unfinished basement with egress window, and rear deck.

**The Georgetown.....\$174,900**

Town home – 1,364 sq. ft. 3 bedrooms, 2 ½ bathrooms, living room, dining room, full unfinished basement with egress window, rear deck, and one car garage.



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The Georgetown

The Brandywine

The Sussex

The Dover

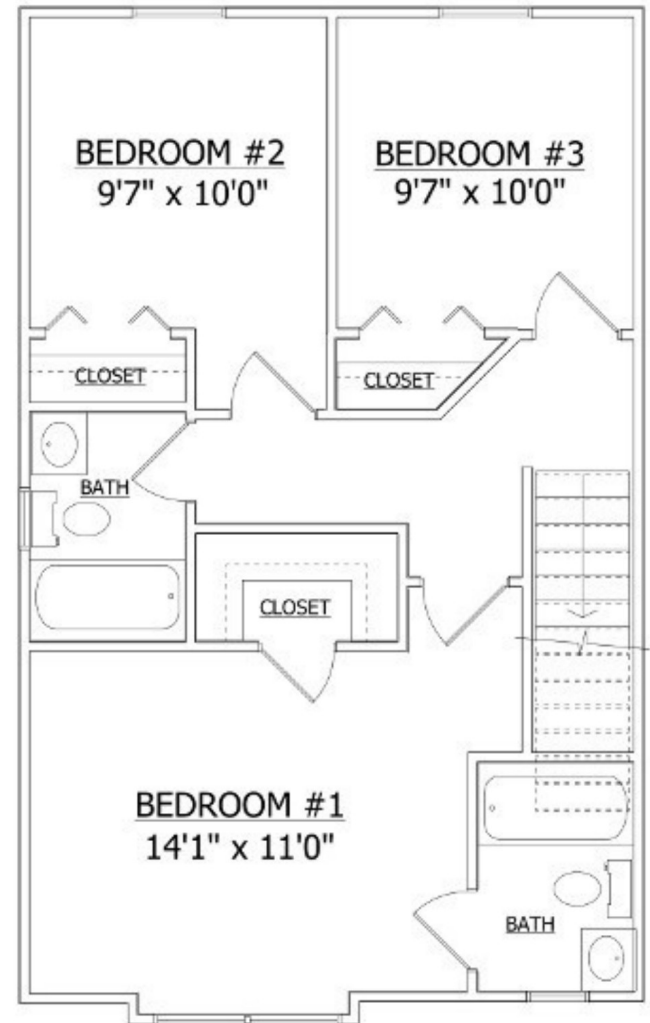


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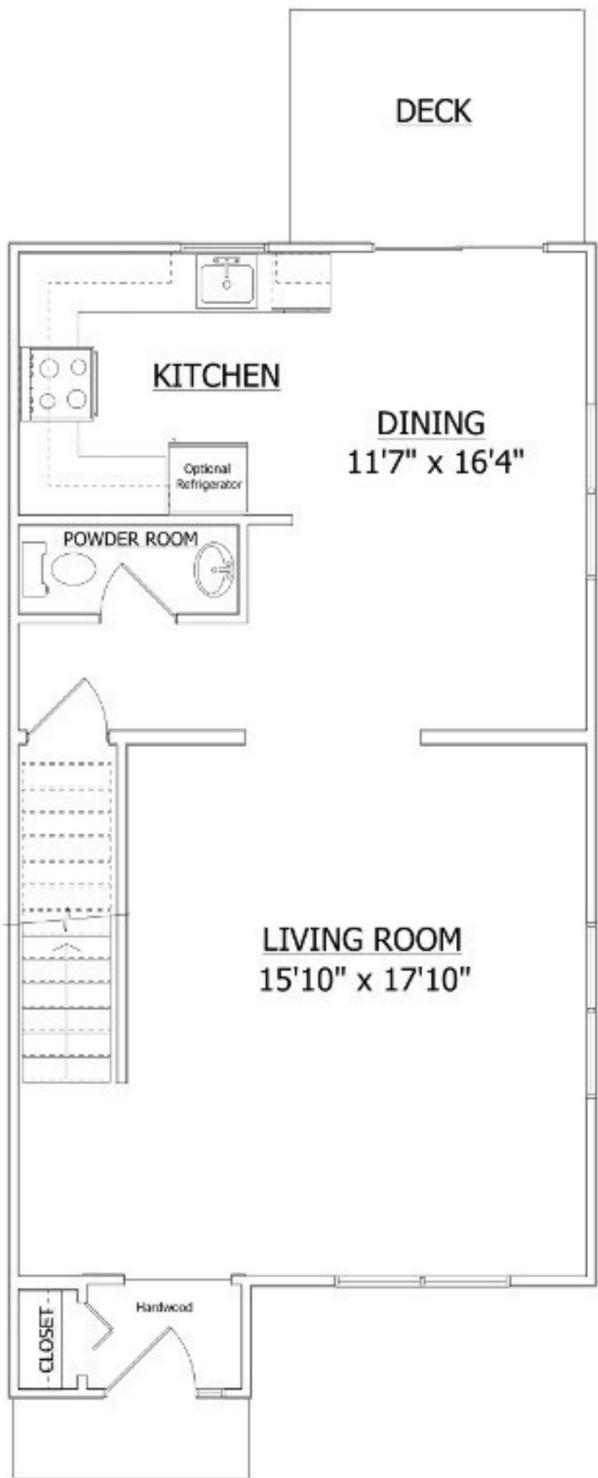
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"Sussex" 1st Floor Plan



"Sussex" 2nd Floor Plan



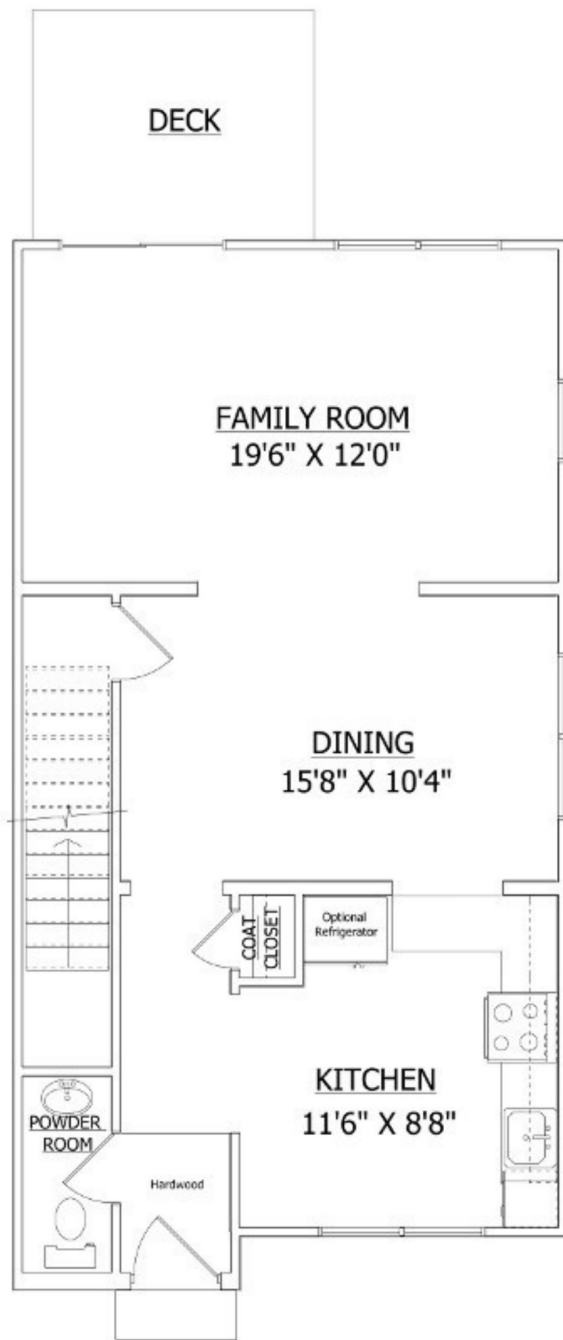
"Brandywine" 1st Floor Plan

Side Windows on End Units Only



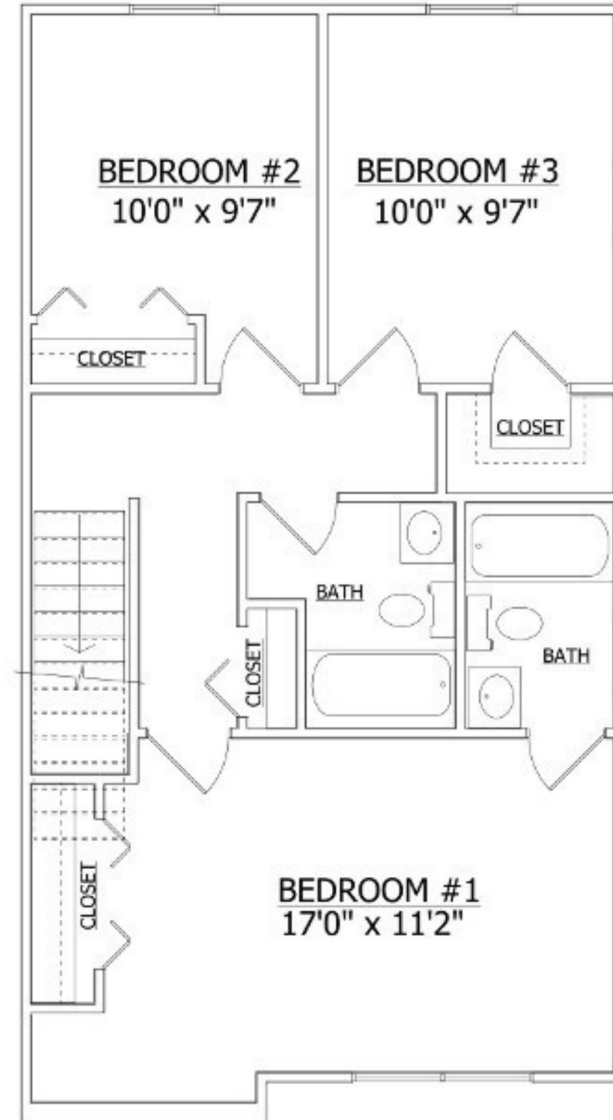
"Brandywine" 2nd Floor Plan

Side Windows on End Units Only



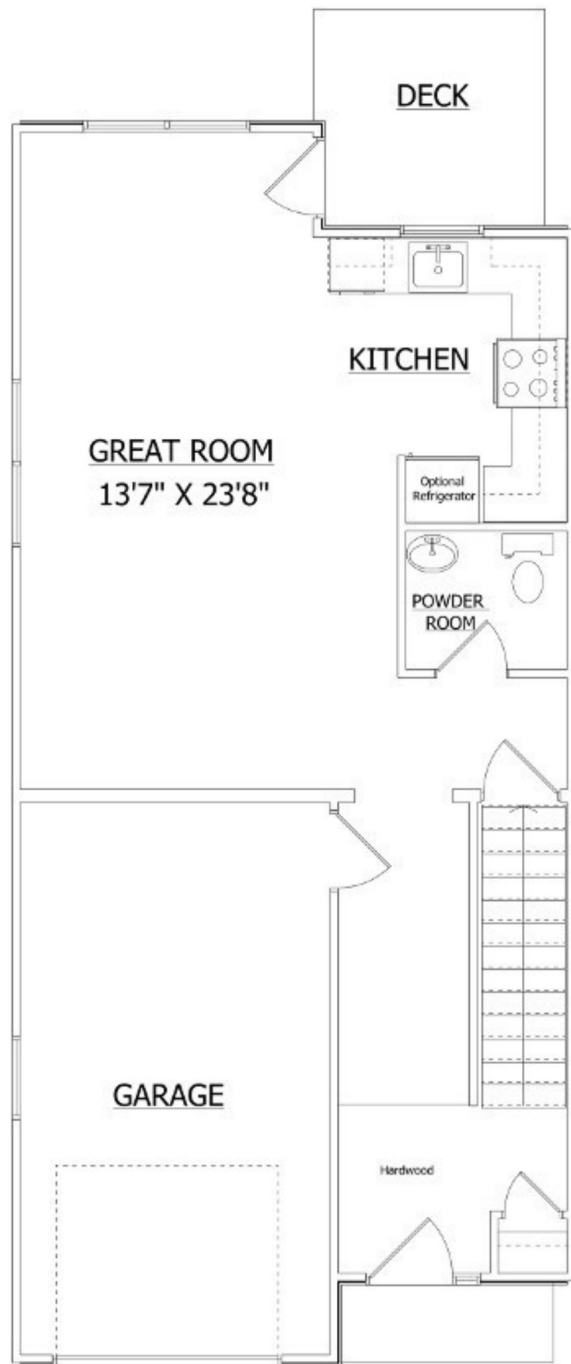
"Dover" 1st Floor Plan

Side Windows on End Units Only

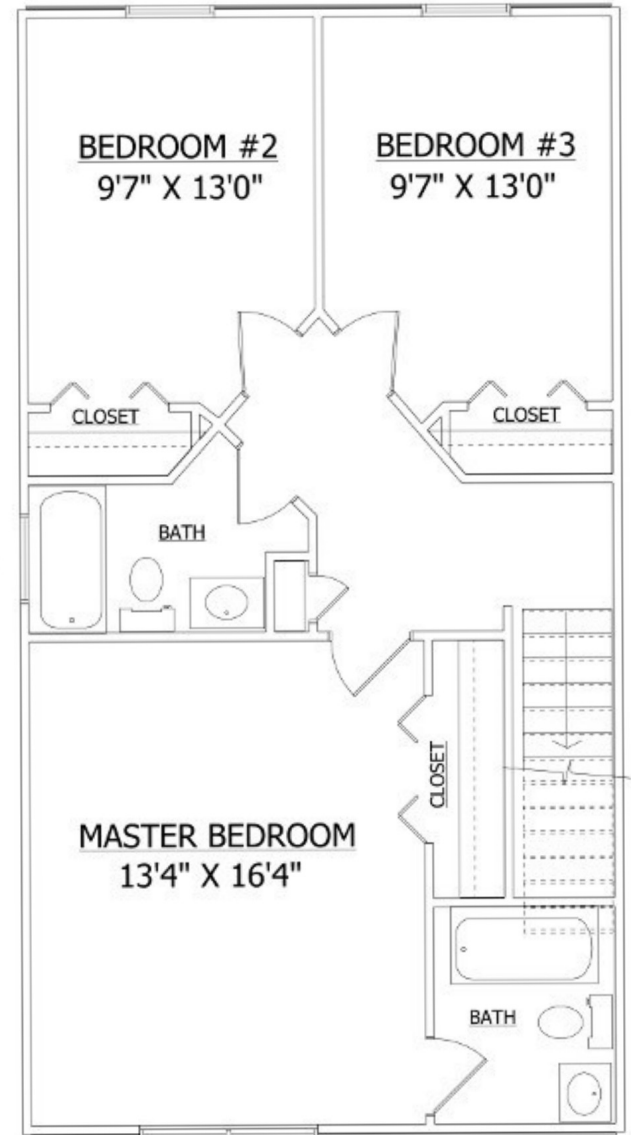


"Dover" 2nd Floor Plan

Side Windows on End Units Only



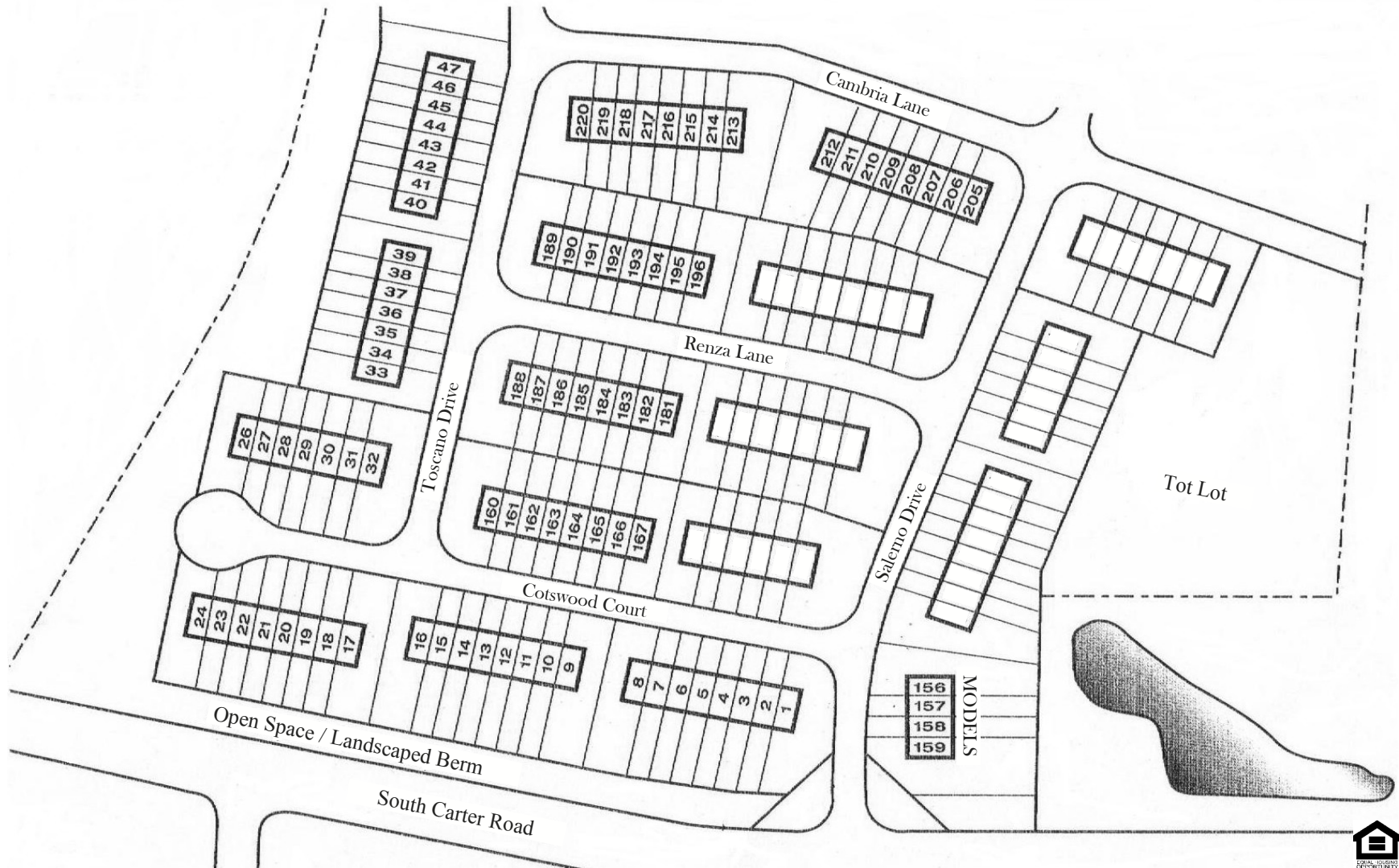
"GEORGETOWN" 1ST FLOOR PLAN



"GEORGETOWN" 2ND FLOOR PLAN

# Cambria Village

## Site Plan

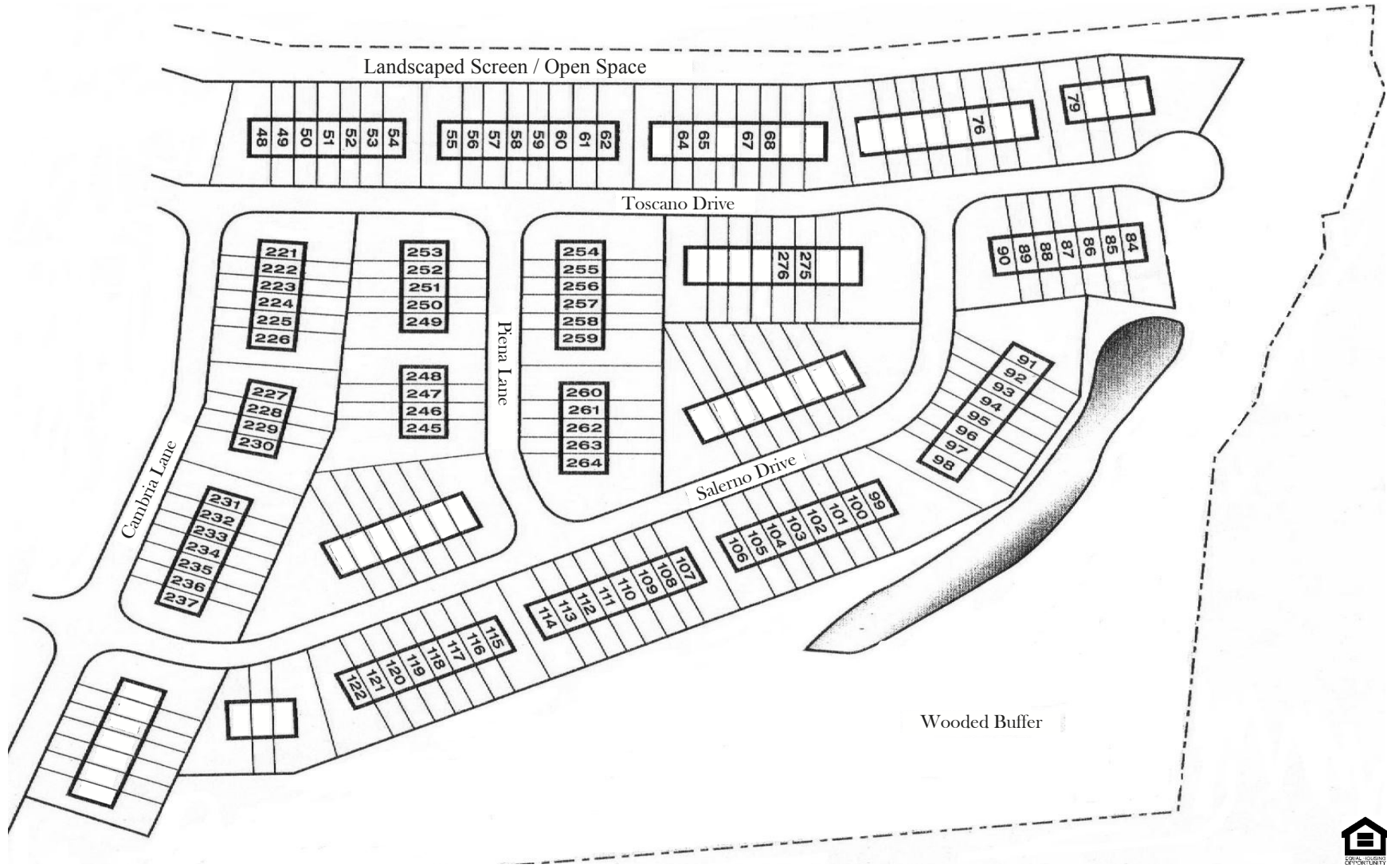


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# Cambria Village

## Site Plan





# Cambria Village

## Standard features

### **Low Maintenance Exterior**

Beaded 6 1/2" vinyl siding  
Aluminum clad rake and fascia boards  
Seamless aluminum gutters  
Single hung tilt-in vinyl framed windows  
Vinyl front porch railings and posts (per plan)  
Exterior house wrap  
Sodded front and seeded rear yard

### **Interior Features**

Granite kitchen countertops  
Wolf 30" raised panel maple cabinets  
Stainless steel kitchen sink  
Pull-out sprayer faucet  
Garbage disposal  
Kenmore appliance package that includes:  
    Smooth top electric range  
    Microwave with ext. hood  
    Dishwasher  
Bruce hardwood flooring in foyer  
Mohawk carpet with 1/2" padding  
Congoleum vinyl flooring  
Satin nickel fixtures and hardware  
Comfort height bathroom vanities  
Cultured mable bathroom countertops  
Two panel interior doors

### **Energy Efficient**

Low-E insulated windows  
High efficiency 14 SEER electric heat pump  
2x6 Exterior walls  
R-38 Ceiling insulation  
R-15 Wall insulation  
Natural gas heat w/ central air  
50 Gallon electric heat pump

### **Construction Details**

On-site stick built construction  
30 Year architectural fiberglass shingles  
Poured concrete foundation walls  
Sump pump  
Steel I-beam structural supports  
Engineered floor and roofing system  
Wood sheathed exterior walls  
Rear deck

### **Homesite and Area Information**

Tot lot/ playground  
Public water and sewer  
Low property tax rates  
No state sales tax  
200 AMP electrical service

### **Peace of Mind**

Quality Builders Warranty Corporation's "Builder of Integrity" award winner  
10 Year warranty backed by third party warranty provider  
Standard emergency egress or daylight window in all basements  
Deadbolt entry lock with elegant lever set  
Hardwired smoke detectors with battery backup on all floors



# Cambria Village

## Area Information

### **Schools**

General Information	302-653-8585
Clayton Elementary	302-653-8587
Clayton Intermediate	302-653-4512
North Smyrna Elementary	302-653-8589
Smyrna Elementary	302-653-8588
Sunnyside Elementary	302-653-2808
John Bassett Moore Intermediate	302-659-6297
Smyrna Middle	302-653-8584
Smyrna High	302-653-8581

### **Libraries**

Smyrna Public Library	302-653-4579
Kent County Library	302-736-2265

### **Public Services**

Smyrna Police	302-653-9217
Smyrna Fire	302-653-9859
Smyrna Health and Wellness	302-659-4444
Bayhealth Outpatient Center	302-653-2010
Bayhealth Emergency Center	302-659-2190

### **Major Roads**

Route 1	3 minutes
Route 13	2 minutes
Route 9	4 minutes

### **Utilities**

Town of Smyrna	302-653-9231
Chesapeake Gas	302-734-6700
Comcast	302-266-2278
Verizon	800-VERIZON

### **Recreation**

Garrison's Lake	302-653-6349
Johnathan's Landing	302-697-8204
Dover Golf Center	302-674-8275
State Parks	302-739-4702
Kent County Parks	302-736-2090
Dover Indoor Tennis	302-734-1404

### **Shopping**

Dover Mall
Gateway North
Smyrna Mart
Wal-Mart Supercenter



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