

# 2263 Nolan Drive – Standard Features

## ‘The Oakview’

### Interior Details

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4 Bedrooms & 3.5 Bathrooms  
Kitchen Overlooks Family Room and Breakfast Room  
Finished Basement with Full Bath  
9' Smooth Ceiling on 1<sup>st</sup> Floor  
9' Smooth Ceiling on 2<sup>nd</sup> Floor  
Trey Ceiling in Master Bedroom  
Recessed Lighting  
Classic Crown Molding  
6" Baseboard and 4" Door and Window Trim  
2 Walk-In Closets in Master  
'Closet Maid' Shelving  
5 Panel Smooth Finish Doors  
Door Hardware – Pewter Finish  
Oak Handrails with Wrought Iron Balusters on Staircase  
Fireplace in Living Room- Wood Mantle with Tile Surround  
Real Glass Block Windows

### Kitchen

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Maple Cabinets  
Granite Countertops  
Tile Backsplash  
Separate Pantry  
Stainless Steel Gas Range and Dishwasher  
Stainless Steel Microwave / Convection Oven  
Stainless Double Bowl Sink with One Touch Spray Faucet  
Pendant Lights at Breakfast Bar  
Garbage Disposal  
Ice Maker Connection

### Baths

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#### MASTER BATH

Large Shower with a Glass Enclosure  
Jetted Tub with Tile Surround  
Stone/Ceramic Tile Shower Surround

Maple Cabinets  
Double Vanity

Linen Closet

#### HALL BATH, BASEMENT BATH, AND POWDER ROOM

Maple Cabinets  
Stone/Ceramic Tile Tub and Shower Surrounds  
Linen Closet  
Pedestal Sink In Powder Room

### Flooring

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¾" Red Oak on Main, Upstairs Hallway, and Basement Hallway  
Staircases – Red Oak Stair Treads  
45 Oz. Carpet in All Bedrooms  
Ceramic Tile in Master Bath, Hall Bath, Basement Bath, and Laundry Room

### Technology & Security

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Wired For Phone and Cable  
Security System – 6 Zones / 2 Pads – Ready To Use  
Smoke Detectors – Hardwired  
Deadbolt Locks on All Exterior Doors  
Exterior Flood Lights – Front and Rear  
Electric Garage Door Opener with 2 Remotes

### Energy Savers

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66 Gallon Quick Recovery Hot Water Heater  
High Efficiency Furnace and 13 SEER Air Conditioners  
Insulated Low E Wood Tilt Windows  
R-13 Wall Insulation  
R-19 Floor Insulation  
R-30 Ceiling Insulation  
House Wrap

### Systems

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Two HVAC Systems  
36" Direct Vent Fireplace  
All Copper Plumbing

### Exterior Details

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2 Car Attached Garage  
Covered Front Porch  
French Doors Open onto Covered Balcony off Master Bedroom  
Rear Deck with Stairs to Landscaped Yard  
Wired for Two Exterior Porch Fans  
Craftsman Front Door  
3 Color Paint Scheme  
Aluminum Pre-Finished Seamless Gutters  
Professionally Designed and Installed Landscape  
2 Exterior Spigots

### Structural

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Poured Concrete Foundation Walls  
Engineered Framing  
Silent Floor Joist System

### Warranty

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20 Year Roof Shingles  
40 Year Cement Siding  
Pre-Occupancy Orientation  
Manufacturers' Warranties  
**2-10 Home Buyers Warranty – Includes 1 Year Material/Labor,  
2 Year Systems, 10 Year Structural**