

# 2268 Nolan Drive – Standard Features

## Ashling Park – ‘The Oakview’ (Carter Elevation)

### Interior Details

---

4 Bedrooms & 3.5 Baths  
Finished Basement with Full Bath  
Kitchen Overlooks Family Room and Breakfast Room  
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 Bedroom  
‘Closet Maid’ Shelving  
5 Panel Smooth Finish Doors  
Door Hardware – Pewter Finish  
Oak Handrails with Wrought Iron Balusters on Staircase  
Fireplace in Family Room- Wood Mantle with Tile Surround  
Real Glass Block Windows

### Kitchen

---

Maple Cabinets  
Granite Countertops  
Tile Backsplash  
Pendant Lights at Breakfast Bar  
Separate Pantry  
Whirlpool Gold Gas Range – Stainless Steel  
GE Profile Advantium 120 Microwave / Convection Oven – Stainless Steel  
Whirlpool Dishwasher – Energy Star Qualified – Stainless Steel  
Stainless Double Bowl Sink with One Touch Spray Faucet  
Garbage Disposal  
Ice Maker Connection

### Baths

---

#### MASTER BATH

Large Shower with Dual Shower Heads  
Stone/Ceramic Tile Shower Surround  
Jetted Tub with Tile Surround  
Double Vanity with Granite Countertops  
Linen Closet  
Toilet Room

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

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

### Flooring

---

¾” Red Oak (Site Finished) on Main and Upstairs Hallway  
Staircases – Red Oak Stair Treads  
45 Oz. Carpet in All Bedrooms  
Stone/Ceramic Tile in Master Bath, Hall Bath, Basement Bath, and Laundry

### Technology & Security

---

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

---

50 Gallon Quick Recovery Hot Water Heater  
Direct Vent Fireplace – Efficient, Burns Clean, No Need for Wood  
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

---

Two HVAC Systems  
36” Direct Vent Fireplace  
All Copper Plumbing

### Exterior Details

---

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

---

Poured Concrete Foundation Walls  
Engineered Framing  
Silent Floor Joist System

### Warranty

---

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**