

2296 Nolan Drive – Standard Features

‘The Oakview’

Interior Details

4 Bedrooms & 3.5 Bathrooms
Kitchen Overlooks Family Room and Breakfast Room
Finished Basement with Full Bath
9' Smooth Ceiling on 1st Floor
9' Smooth Ceiling on 2nd 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

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

MASTER BATH

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

Maple Cabinets
Double Vanity

HALL, BASEMENT, AND POWDER ROOM BATHS

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

Flooring

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

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 & Rear
Electric Garage Door Opener with 2 Remotes

Energy Savers

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

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 & 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**