



The Lakes of Nicholas

Included Features

EXTERIOR FEATURES

- James Hardie (no rot) Siding with a 30 Year Manufacturer's Limited Warranty
- Owens Corning Architectural Shingles with 30 Year Manufacturer's Limited Warranty
- Two Car Garage with Carriage Style Door with 1 Exterior Keyless Garage Door Keypad
- Coach Lighting
- Pre-Finished Aluminum Gutters on the Entire Home
- Covered Back Porches
- Professionally Landscaped Flower Beds
- Fully Sodded Yards

INTERIOR FEATURES

- Nine Foot Ceilings on First Floor, per plan
- Smooth Ceilings and Walls with Rounded Corners
- 5 1/4" Base Boards throughout the Entire Home
- Large Crown Molding in Entry, Dining Room, Family Room, and Kitchen, per plan
- Chair Rail in Dining Room, per plan
- Luxury Vinyl Plank Flooring in Entry, Dining Room, Family Room, Kitchen, Utility Room, Halls, and Hall Closets per plan
- Stain-resistant Carpet with High Density Pad in Remaining Areas
- Choice of Bronze or Satin Nickel Designer Lighting Package Including Ceiling Fans in Family Room and Master Bedroom
- 36 Inch Ventless Fireplace with Custom Wood Mantel, Tile Surround and Gas Logs
- Large Closets with Durable Ventilated Shelving

CUSTOMER SERVICE

- We offer peace of mind in the form of a one year builders warranty, a Maverick 10 year limited warranty, and an in House Warranty Team

KITCHEN FEATURES

- GE Stainless Steel Appliance Package Including Electric Smooth Top Range with Self-Cleaning Oven, Quiet Wash Dishwasher, Disposal, and Microwave
- Designer Staggered Cabinets with Crown Molding, Soft Close Doors, and Soft Close Drawers
- Choice of Granite or Quartz Kitchen Counter Tops with a Deep Double Bowl Undermount Stainless Steel Kitchen Sink
- Choice of Bronze or Satin Nickel Moen Faucets

BATH FEATURES

- Designer Cabinets with Cultured Marble Vanity Tops in all Baths
- Stand Alone Tub in Master Bath with Separate Tile Shower
- Ceramic Tile Floors in all Baths
- Choice of Bronze or Satin Nickel Moen Faucets

ENERGY EFFICIENT FEATURES

- JELD-WEN Thermo-BARRIER Fiberglass Front Door(s) with Insulated Glass (no rot)
- Low-E Double Paned Insulated Vinyl Windows with Screens
- 50 Gallon Gas Hot Water Heater
- LED Lighting throughout
- Fiberglass Batt and Blown Insulation: R30 in Ceilings and R13 in Walls
- 14 SEER Air Conditioning System - A Second System on Homes with a Second Floor
- Pilotless Natural Gas Central Heating System - A Second system on Homes with a Second Floor