

## Nichols Vale – STANDARD FEATURES

### Appealing Exteriors

Brick or stone accents per plan & elevation  
Professionally coordinated color packages  
Low-maintenance fiber cement siding  
30 year architectural roof shingles  
Aluminum gutters on all overhangs  
Coach light at garage  
Entire yard sodded with landscaping package  
Solid front entry door with peep hole  
Two exterior water faucets  
Two exterior electrical outlets  
Low-maintenance solid vinyl windows  
2 car garage with carriage style doors  
12x10 rear patio, per plan

### Spacious Kitchens

Choice of two granite counter tops  
Aristokraft birch cabinets with choice of two stains  
30" upper cabinets  
Black Frigidaire electric appliance package  
Dishwasher, built-in microwave & 30" range  
Premium no-wax vinyl flooring  
Undermount stainless steel 60/40 sink  
Garbage disposal  
Ice maker connection  
Generous storage pantry, per plan  
Ventilated shelving in pantry and closets

### Quality Construction/Energy Efficiency

Steel reinforced poured concrete foundation  
Structurally engineered roof & floor truss system  
Sub-floors glued, nailed & screwed to reduce squeaks  
Tankless gas water heater with endless hot water  
R-38 ceiling & R-13 framed exterior wall insulation  
Low E insulated solid vinyl windows  
Dual zoned HVAC system, per plan  
Programmable thermostat on each floor  
14 SEER air conditioning system

### Elegant Interiors

Choice of two Sherwin Williams paint colors  
Smooth ceilings throughout  
9' ceilings on first & second floor, per plan  
Window sill and apron  
Walk-in closets, per plan  
3 ¼" Baseboard moldings  
Satin nickel door hardware  
Overhead lighting in bedrooms  
Two TV outlets  
One phone outlet  
Ceiling fan prewire in Living Room and Owner's Suite  
Luxurious Shaw carpeting in designated areas

### Baths

Upgraded designer light fixtures  
Combination tub and shower in Owner's Bath  
Private water closet, per plan  
Cabinet stain color to match kitchen selection  
Pedestal sink in powder bath, per plan  
Premium no-wax vinyl flooring

### Laundry/Garage

Garage door opener pre-wire  
GFI outlet at garage  
Ventilated shelving in laundry  
220V electric outlet for clothes dryer

### Peace of Mind

Smoke detectors on each floor, per plan  
Carbon monoxide detector  
Termite treatment  
1-year in-house builder warranty program  
2-year mechanical warranty  
10-year structural warranty  
Currently zoned for Elzie D. Patton Elementary, Mt. Juliet Middle, and Green Hill High School  
Home Owners Association to protect your investment