

Standard Features

NICKLAUS VILLAGE AT CREIGHTON FARMS

DISTINCTIVE EXTERIOR FEATURES

- **Masonry:**
 - 4-sides brick construction
 - Brick/flagstone front stoops (per plan)
 - Cast stone around front windows (per plan)
 - Windows: Andersen® Windows (simulated divided light, low-E, gas filled)
- **Front Door:** Mahogany front door (per plan)
- **Driveway Monuments:** Stone columns with coach lights at driveway (community theme)
- **2 Car Garage:** Oversized side or rear Garage (per plan)
- **Architectural Shingles**
- **Designer Soffits** (per plan)
- **Irrigation System**
- **Detailed cornices and decorative exterior trims details**
- **Oversized Gutters**
- **Black/Bronze Exterior Lighting Fixtures** (community theme)

INTERIOR FINISHES

- **Masonry Fireplaces:**
 - One (1) stone fireplace, same chimney (wood mantle)- Optional pre-cast mantle
- **Countertops:** Granite in kitchen and secondary bathrooms
- **Cabinetry:** Custom designs in Cherry, Maple, Alder, Hickory, or Oak
- **Flooring:**
 - 5" Red Oak Select hardwood floor, finished on-site (first floor, second floor hall)
 - Ceramic Tile in bathrooms and laundry
- **Ceilings:**
 - 10' First floor ceiling
 - 9' Second floor ceiling
 - 8'8" Lower level ceiling
- **Plumbing Fixtures**
 - Kohler® faucets, toilets, and sinks
 - Kohler® cast iron tubs in secondary baths
 - Jacuzzi® whirlpool-style tub in master bedroom
- **Hot Water:** Dual electric hot water heaters
- **Interior Paint:** Duron® Pro Kote Supreme
- **Interior Shelving:** Medium density fiberboard (MDF) (layout on site with customer)
- **Interior Doors:** Bellagio style (solid core)
- **Stairs:**
 - Oak tread, painted riser
 - Choice of iron railing system

AUDIO/VIDEO PACKAGE:

- **Data:** Full Access Portal (Voice, Internet, TV) in bedrooms, family rooms, library
- **Security System**
- **Audio:** Prewired for audio (6 Locations)
- **Optional:** Distributed audio/video

COMPLETE ENERGY PACKAGE:

- **HVAC:** (Optional geo-thermal heating and air)
 - 14 SEER heat pump with gas/propane backup
 - Electronic air cleaner, humidifier
 - Multiple zones (minimum one per floor)
 - Returns in all bedrooms
- **Insulation:** Cellulose Insulated walls and Ceilings
 - Soundproof Bathrooms (batt/cellulose)
 - Soundproof Laundry Rooms (batt/cellulose)
 - Insulated garage walls (batt/cellulose)
- **Windows and Doors sealed**
- **Andersen® Windows** (Low-E, gas filled)
- **9x8 Insulated garage doors**
- **Fiberglass exterior doors**

APPLIANCE PACKAGE:

- **Sub-Zero®/Wolf® appliance package**
 - 48" Range top, 30" Dual wall ovens, microwave (stainless steel)
 - Sub-Zero® 48" Refrigerator (wood panel)
 - Bosch® Dishwasher (wood panel)
 - Scotsman® Ice Maker (wood panel)

ELABORATE MOLDING PACKAGE:

- **3 Piece crown** (living room, dining room, family room, library, foyer, and upstairs foyer)
- **1 Piece crown in secondary bedrooms**
- **2 Piece chair rail** (dining room, foyer, and upstairs foyer hallway)
- **Wainscoting** (dining room, foyer, and upstairs foyer hallway)
- **Wide Base throughout house** (1x8 with cap- first floor, 1x6- secondary bedrooms)
- **5" Casing** (main floor, upper hallway)
- **Adams casing** – secondary bedrooms
- **All doors will have plinth blocks** (where applicable)

CONSTRUCTION DETAILS:

- **Tyvek** (equivalent) wrapped walls
- **Plywood/OSB Sheathing**
- **AdvanTech® roof sheathing**
- **Aluminum under overhangs**
- **Tongue and Groove AdvanTech® sub floor**
- **Floor System:** Engineered I-joists (16" on center)
- **12" Minimal roof overhangs** (per plans)
- **Concrete Board/Green board in all bathrooms** (vanity, tub, and shower areas)
- **Solid Masonry Chimney** (per plan)
- **Poured Foundation:** 10-12" wide, footer: 20-24" wide (per plan)
- **Plumbing:**
 - PVC waterlines
 - Black gas/Flex pipe
 - Hose bib manifold system
 - Master bath re-circulating plumbing (optional pump)

LANDSCAPING:

- **Creighton Farms Villa Lot Community landscape plan** (per plan)

UTILITY FEATURES:

- **Electrical:** 400-amp service Panel: 12-2/12-3 & 14-2/14-3 fully grounded electric runs, isolated room breakers, low-voltage lighting available
- **Sewer:** Connected to LCSA Waste Water Treatment Facility
- **Propane Gas**
- **Data:** Verizon Fiber Optic FIOS

FINISHED BASEMENT:

- **\$50 per square foot**
- **One (1) full bath included with finished basement**

Each home is fully customizable. Any items not listed in the standard features (i.e. ceilings, chimneys, bookcases, etc.) will be priced separately with the customer.

