

Top 10 Reasons to Own 917 Nicholson St

- 10.** Designed and built to last ICF reinforced concrete.
- 9.** Low maintenance
- 8.** Amazing Heights location, right on the hike and bike trail.
- 7.** Gorgeous, over the top finishes!
- 6.** Super insulated, inside and out, with foam frames and elevated structural slabs
- 5.** Great wide balconies off main bedrooms overseeing Nicholson St.
- 4.** Dreamy views from rooftop
- 3.** Cool game room with wet bar that opens to massive rooftop terrace—the best in town.
- 2.** One-of-a-kind structure, design and flow. Level 5 wall finishes, plus only concrete and metal composition, so no worries for termites or mold!
- 1.** Modern style, elegance, practicality, and functionality all on full display.

Utility Sheet

Monthly Average Electricity Bill

Approx. \$112/month (Winter) & Approx. \$75/month (Summer)

Monthly Average Water Bill

Approx. \$40/month (Winter) & Approx. \$85/month (Summer)

Air-Conditioning Unit/Heat Style: 3 Ton 2 stage - Heat pump Variable speed Air Handler Brand: Daikin	2020
Air-Conditioning Unit/Heat Style: 1 Ton 2 stage - Heat pump Variable speed Air Handler	2020
Hot Water Heater	2021
Roof Concrete Structural Slab and TPO for Game Room	2016
Plumbing PEX	2016-2021
Electrical	2016-2021