

Interior: 2,606 sqft (AC) ; Inside/ out enjoyable Area 3,850 sqft ; Built up Area: 4,371 sqft (Structure)

Exterior:

- Right on Nicholson & the Heights Hike & Bike Trail
- Extended driveway can park 4 cars, plus plenty of street parking
- Gutters
- Reinforced concrete walls/Insulated Concrete Form (ICF) construction throughout
- Just finished stucco (stucco on concrete - huge game changer!)
- 64 sq ft covered front patio
- 350 sq ft front yard
- Back patio
- 100 sq ft balcony off secondary bedroom
- 64 sq ft balcony off primary bedroom
- Private back yard
- Thermally broken aluminum windows
- Ply Gem high performance solar block sliding doors
- Insulated fiberglass Low-E front door and sliding doors
- Gated
- R17 insulated garage door
- 1000 sq ft of reinforced elevated structural concrete slab - built to high rise standard.
- GacoFlex-cold fluid applied waterproofing membrane LM60H
- Game room has a 16 gauge partial metal frame plus all metal construction roof (R60 insulation)
- Aluminum railing with tempered glass on balconies

Note:

ICF, Full steel reinforced and insulated concrete building, all walls, columns, stairs, and elevated slabs are built with reinforced 5k psi concrete.

Kitchen (15x11):

- European style cabinets: all plywood construction and acrylic face
- Soft Close
- Quartz countertops
- High performance Samsung appliances
- Range hood and wall oven are WiFi controlled
- Cooktop with 5 burners
- Sharp drawer microwave
- Undermount single basin stainless steel kitchen sink

Bedrooms (main 19x13) (18x12) (10x12):

- Elfa shelving system
- Engineered wood
- Coffered ceiling
- Recessed lights
- Solid core doors

Baths:

- Monochromatic features
- Quartz countertops
- European style cabinets: all plywood construction, acrylic face and soft close
- Porcelain tile

Other Highlights:

- Balcony
- Rooftop terrace
- Wet Bar
- Game room (23 x 16)
- Amazing modern light fixtures
- Manufactured/seamless to perfection staircase
- Roof Top, The best you can find in town. 1000 sqft
- Prewired for solar panels
- Cat 5 abs coax in every room
- 16 gauge galvanized metal frame (only at game room north and east wall) - All other wall are reinforced

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