

**NWH-2344 FLOOR PLAN
FEATURE SHEET**

ARCHITECTURAL HIGHLIGHTS:

- Living Sqft: 2,344 SQFT
- Total Sqft: 3,340 SQFT
- Bedrooms: 3 well-appointed bedrooms providing ample personal space.
- Bathrooms: 2 ½ luxurious bathrooms for convenience.
- Dedicated Office: An exclusive office space with a closet for functionality.
- Formal Dining: Dedicated dining room for hosting gatherings.
- Outdoor Retreat: Extended covered patio and covered front porch areas.
- Mud Room Convenience: A practical Mud Room with Coat Hangers.
- Living Room Elegance: Decorative cedar beams with upgraded ceiling design.
- Ceiling Heights: 10-foot ceilings standard, with higher ceilings in living areas per plan.
- 8-foot doors throughout for a touch of sophistication.
- Generous Garage: An oversized garage space with an 18x8 oversized garage door.
- Contemporary Appeal: A modern look with an open concept in living areas.

STRUCTURAL HIGHLIGHTS:

- Foundation Stability: Monolithic Post-Tension Foundation for enduring strength.
- Insulation Excellence: 2x6 exterior walls and ceiling joists for enhanced insulation.
- Custom Craftsmanship: Frame custom design built on-site for a unique touch.

MECHANICAL :

- Climate Control: High efficiency 16-Seer zoned air conditioning for optimal comfort.
- Smart Living: Wi-fi capable thermostat for intelligent climate control.
- Fresh Air Infusion: Fresh-air intake system for enhanced air quality.

PLUMBING:

- Outdoor Convenience: 2 Hose bibs locations (Front and Back) for outdoor ease.
- Durability in Design: PEX piping throughout for resilience.
- Luxury Fixtures: Upgraded Fixtures for a touch of opulence.
- Utility Upgrade: Sink in utility room and an upgraded Kitchen sink for added convenience.

ELECTRICAL:

- Switch Sophistication: Deco switches for a stylish touch.
- Optimal Airflow: Upgraded fans included for Primary, Living, Patio areas. Pre-wire for fans in secondary bedrooms and office area.
- Illuminating Ambiance: LED Disk Lights throughout for energy-efficient lighting.
- Exterior Convenience: Exterior outlets in the front porch and back patio.

LOW VOLTAGE FEATURES:

- Security Ready: Pre-wire for a security system for enhanced safety.
- Safety Measures: Carbon monoxide/smoke detectors per code.
- Organization Aid: Closet panel for centralization of equipment.

MILLWORK:

- Grand Entry Doors: 8-foot interior doors throughout for an impressive entrance.
- Stunning Front Door: 3080 Mahogany stained upgraded front door with glass for a striking first impression.
- Finishing Touches: 5 ¼" baseboards and 3 ½" door casings for a polished look.
- Closet Convenience: Upgraded shelving in closets and pantry for organizational ease.

KITCHEN:

- Cabinet Elegance: Painted cabinets (exterior and interior) with a soft close feature.
- Practicality Personified: Trash can drawer and contemporary hardware included for all cabinets.
- Central Gathering: Large island for family and friends to gather.
- Luxurious Countertops: Calacatta countertops for a touch of luxury.
- Stylish Backsplash: Upgraded backsplash for added sophistication.
- High-End Appliances: GE Appliance Package featuring a wifi-enabled double oven, 36" 5-burner cooktop, dishwasher, cabinet vent hood, and built-in microwave.

LUXURIOUS FLOORING:

- Modern Flooring Magic: Luxury vinyl plank in all living areas and bedrooms and half bathroom.
- Bathroom Opulence: Upgraded 12X24 tile in all bathrooms.

WALL TILE:

- Primary Shower: Upgraded 12X24 tile in all shower walls, with a shower accent in master shower.
- Functional Niche: Oversized shower niche in all showers.
- Backsplash Beauty: Upgraded backsplash selection for added flair.

APPLIANCES:

- Appliance package with a wifi-enabled double oven
- 36" 5-burner cooktop, cabinet vent hood
- built-in microwave.

