

**NWH-2330 FLOOR PLAN  
FEATURE SHEET**

**ARCHITECTURAL HIGHLIGHTS:**

- Living Sqft: 2,330 SQFT
- Total Sqft: 3,232 SQFT
- Bedrooms: 3 well-appointed bedrooms providing ample personal space.
- Bathrooms: 3 ½ luxurious bathrooms for convenience.
- Office: Dedicated office space featuring Deco Beams and dry-bar
- Dining Room: Dedicated dining room for formal gatherings
- Outdoor Retreat: Extended covered patio and covered front porch areas.
- Walk-in closets in secondary bedrooms
- Mud Room with Coat Hangers for convenience
- Living Room Elegance: Decorative cedar beams with upgraded ceiling design.
- 8-foot doors throughout for an elegant touch
- Oversized garage space with an 18x8 Oversized Garage door
- Contemporary look with an open concept in living areas

**STRUCTURAL:**

- Monolithic Post-Tension Foundation for stability
- 2x6 exterior walls for enhanced insulation
- 2x6 or greater dimensional lumber for ceiling joists
- Custom frame design built on-site for a unique touch

**MECHANICAL:**

- High efficiency 16-Seer zoned air conditioning for optimal comfort
- Smart Living Wi-fi capable thermostat for smart control
- Fresh-air intake system for improved air quality

**PLUMBING:**

- 2 Hose bibs locations (Front and Back) for outdoor convenience
- PEX piping throughout for durability
- Tank water heaters per plan
- Upgraded Fixtures for a touch of luxury
- Sink in utility room and an upgraded Kitchen sink

**ELECTRICAL:**

- Deco switches for a stylish look
- Upgraded fans included for Primary, Living, Patio areas. Fans in remaining rooms are optional.
- LED Disk Lights throughout for energy efficiency
- Upgraded light fixtures for an elegant ambiance
- Exterior outlets in front porch and back patio for convenience

**LOW VOLTAGE:**

- Pre-wire for security system for enhanced safety
- Carbon monoxide/smoke detectors per code for security
- Closet panel for centralization of equipment for organization

**MILLWORK:**

- 8-foot interior doors throughout for a grand feel
- 3080 Mahogany stained upgraded front door with glass for a stunning entrance
- 5 ¼" baseboards and 3 ½" door casings for a polished look
- Upgraded shelving in closets and pantry for added convenience
- Painted cabinets (exterior and interior) with a soft close feature
- Trash can drawer for discreet storage
- Contemporary hardware included for all cabinets
- Cabinet included in the half bath for functionality

**FLOORING:**

- Luxury vinyl plank included in all living areas and bedrooms and half bathroom for a modern aesthetic
- Upgraded 12X24 tile in all bathrooms for a touch of sophistication

**WALL TILE:**

- Shower Extravaganza: 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.

