



NICHOLAS MODEL



Outdoor Bar w/gas grill

10622 Sugar Pine Drive
Ft Pierce, Florida. 34945



DUAL STAIRCASE DESIGN

NICHOLAS MODEL ELEVATION

CONSTRUCTION FEATURES

- 3000 PSI FOUNDATION W/ STEEL & CONCRETE FOOTERS
- EXTERIOR WALLS 10' CONCRETE BLOCK
- STEEL REINFORCED BEAMS AND COLUMNS
- INTERIOR WALLS 2 X 4 WOOD STUDS W/BLOCKING
- 5 PLY ROOF SHEATING (5/8") W/30LB FELT
- 5/12 PITCH ROOF - ENGINEERED ROOF TRUSSES
- DIMENSIONAL SHINGLES W/30YEAR WARRANTY
- TRUSSED COVERED FRONT AND BACK PORCHES
- 2 STORY- BLOCK WITH 21' CEILINGS

EXTERIOR FEATURES AND ALLOWANCES

- STUCCO EXTERIOR WITH DECORATIVE BANDS PER PLAN
- DECORATIVE STONE ON ENTRY WAY AND GARAGE WALL
- SHERWIN WILLIAMS INT/EXT PAINT
- VINYL SOFFIT/ FACIA ON EXTERIOR
- TILE FRONT / BACK EXT. PORCHES
- PAVER DRIVEWAY
- ST AUGUSTINE SOD
- CUSTOMIZED LANDSCAPE PACKAGE

WINDOWS AND DOORS

- BRONZE TINTED LOW E IMPACT WINDOWS
- 8' FRENCH DOORS TO BACK PORCH (Two Sets, No Minis)
- 8' HOLLOW CORE PANELED INTERIOR DOORS
- 8' DOUBLE FIBERGLASS DOOR
- INSULATED GARAGES DOOR - W/TWO REMOTES
- 8' X 6' SLIDING GLASS DOORS TO UPSTAIRS BALCONY
- 8' BARN DOORS AND/OR POCKET DOORS PER PLAN
- 8' IMPACT FRENCH DOORS W/BUILT BLINDS (PER MODEL)
- 8' SIDE GARAGE DOOR
- HIDDEN MURPHY DOOR UNDER STAIRWAY & UPSTAIRS
- TRANSOM WINDOWS IN CLOSET & MASTERBATH

ENERGY EFFICIENT FEATURES

- R20 FOAM INSULATION OVER ALL AC AREAS & GARAGE
- R - 11 INSULATION BETWEEN GARAGE & INTERIOR WALL
- (2) ENERGY EFFICIENT HVAC UNITS- **SPECS BY ENGINEER**
- 4.1 FOIL INSULATION ON BLOCK INTERIOR WALLS
- GAS DRYER, COOKTOP, WATER HEATER, OUTDOOR GRILL
- TANKLESS HOTWATER HEATER
- FOAM INSULATION AROUND DOORS/WINDOWS

PLUMBING FEATURES

- ELONGATED COMFORT HEIGHT TOILETS IN ALL BATHS - WHITE
- MOEN VANITY FIXTURES THROUGHOUT
- PLUMB FOR POT FILLER IN KITCHEN
- WALK IN SHOWERS HAVE 48" KNEE WALL AND 3' GLASS ON TOP
- 6' FREE STANDING TUB
- LAUNDRY SINK WITH FAUCET IN LAUNDRY ROOM
- WATER LINE TO FRIDGE AND ICE MAKER
- WATER SOFTNER
- SEPTIC TANK SYSTEM
- 4 HOSE BIBS

ELECTRICAL FEATURES

- SMOKE DETECTORS PER COUNTY CODE
- WIRED FOR FAN /TV/CAT 6 PER PLAN
- UPGRADED LIGHT FEATURES ON STAIRS AND FIREPLACE WALL
- DÉCOR PADDLE LIGHT SWITCHES WITH USB OUTLETS
- DIMMER AND 3 WAY SWITCHES
- COACH LIGHTS AND SIDE GARAGE DOOR LIGHT
- LED FIXTURES IN LAUNDRY ROOM, GARAGE & WALK IN CLOSETS
- RECESSED LIGHTS THROUGHOUT W/UPLIGHTING PER PLAN
- VANITY LIGHT OUTLETS OVER ALL BATHROOM SINKS
- 5 EXTERIOR ELECTRICAL OUTLETS
- PREWIRE FOR POOL ***POOL NOT INCLUDED***
- AUTOMATIC HURRICANE SHUTTERS FOR REAR PORCH
- PREWIRE FOR OUTDOOR KITCHEN/GRILL
- WELL,/PUMP FOR IRRIGATION

FINISHINGS

- VENTILATED SHELF AND ROD IN CLOSETS AND LINENS
- MIRRORS OVER ALL VANITIES 42"
- FLOORING MATERIAL TILE AND /OR LAMINATE FLOORING
- FINISHED CEILING IN GARAGE W/PULL DOWN ATTIC STAIRS
- 1" X 4" DOOR CASINGS THROUGHOUT HOME
- 5 1/4" BASE BOARDS THROUGHOUT HOME
- FRAME BACKING FOR ANY TV HUNG ON WALLS
- QUARTZ TOPS WITH 42" PANELED SOFT CLOSE CABINETS
- CUSTOM DESIGN WALK IN KITCHEN PANTRY W/BUTCHER BLOCK TOP
- APPLIANCE ALLOWANCE INCL. DISHWASHER, GAS COOKTOP, REFRIGERATOR, WALL OVEN, EXHAUST HOOD
- OUTDOOR KITCHEN INCLUDES GAS GRILL, SINK AND FRIDGE
- UPSTAIRS BAR INCLUDES SINK, WINE COOLER, CABINET MICROWAVE
- UPSTAIR BALCONY OFF OF GAME ROOM
- 60" ELECTRIC FIREPLACE IN MAIN LIVING ROOM
- 2 YEAR WARRANTY PLUS MANUFACTURER WARRANTIES



Pics shown are from a previously built/sold Nicholas Model. A NEW Nicholas Model for Homes with Heart being built now!

3500 Sq.Ft, AC 4500Total. 4/3/2 w/ Private Office, Game Room, Walk in Kitchen Pantry. Outdoor Bar, Dual Staircase, 21' ceilings

**Features and Color Selections Subject to Change without Notice*

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