

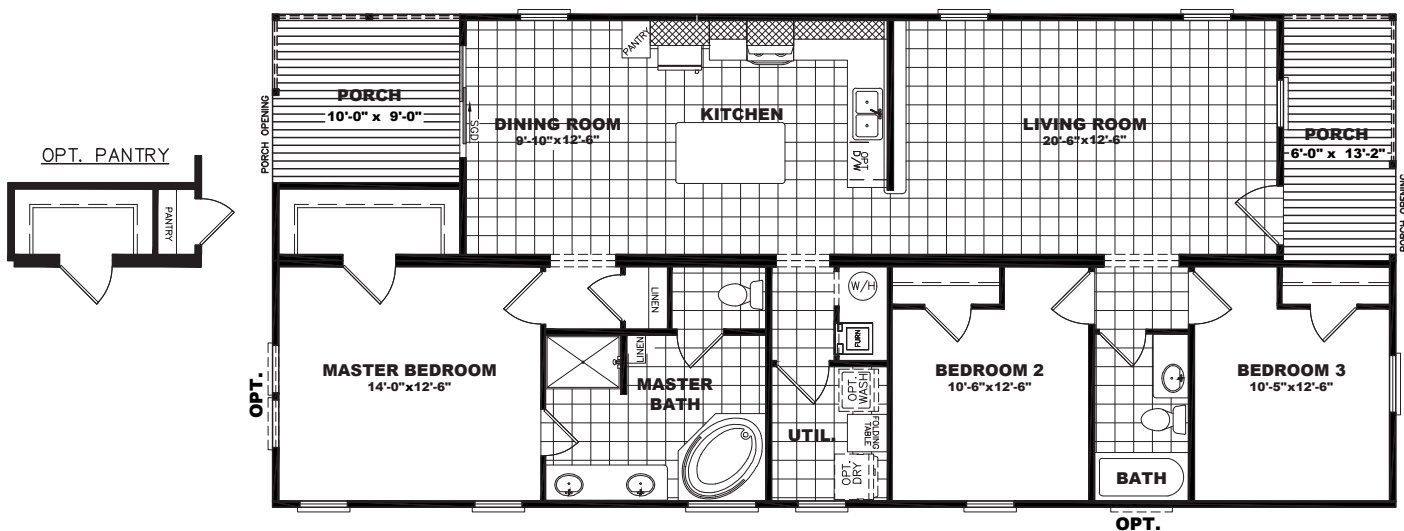
# DEVELOPER

COLLECTION

DEV28603BH

## THE NICKLAUS

28 X 60 | 1411 SQ. FT. | 3 BEDROOM 2 BATHROOM





# DEVELOPER

## COLLECTION

## STANDARD FEATURES

### ENERGY

- Lux Low E Vinyl Thermopane Windows
- R 11-13-21 Insulation
- Solarbord Radiant Barrier Roof Decking
- Ecobee Smart Thermostat
- Carrier Smart Comfort Furnace
- Rheem 50 Gallon Water Heater
- LED Light Bulbs
- Recessed Can Lighting in Kitchen, Dining and Hallways

### STRUCTURAL

- 8 1/2' Sidewall Height - Flat Ceilings
- Double 2x4 Marriage Walls
- Unitized Construction
- Water Shut-Offs Throughout
- Exterior GFI Receptacle (l)
- 19/32" OSB Floor Decking
- 2x4 Exterior Walls - 16" O.C.
- 2x6 Floor Joists - 16" O.C.

### EXTERIOR

- LP Smart Side Siding w. Vapor Barrier
- Cement Fiber Fascia & Soffit
- 12" Eaves - Vented on Sidewalls
- Steel 36x80 Front Door with Storm Door
- 34x80 Steel Rear 9-Lite Outswing Door
- Coach Lights At Exterior Doors
- Kwikset Exterior Locks and Deadbolts

### INTERIOR

- 1/2" Painted Tape & Texture Walls Throughout (except off bedroom, linen and pantry closets)
- Wood Closet Shelving and Dow Rods
- 3" x 1/2" Molding Throughout
- Textured Ceilings
- 2" Plantation Blinds Throughout
- Wire & Brace For Ceiling Fan With Double Switches in MBR and LVR
- Vinyl Foyer Entry
- 7/16" 5.5# Rebond Carpet Pad
- Shaw Delight Nylon Carpet with R2X Soil and Stain Resistance
- 32" Interior Passage Doors
- Residential Door Stops

### BATHROOMS

- Fiberglass Tubs and Showers
- Bathroom Towel and Tissue Holders
- Square China Bath Sinks with Overflow
- Elongated Toilets
- Designer Bathroom Lighting
- Arched Shower Rod With Curtain

### KITCHEN

- Metal Kitchen and Bath Faucets
- Duracraft Cabinets with 42" Overhead Cabinets
- Drawer Over Door Construction In Kitchen
- Designer Cabinet Hardware
- Heavy Duty Hidden Cabinet Hinges
- Ceramic Tile or Tumbled Stone Backsplash
- Lined Overhead and Base Cabinets
- Stainless Steel Sink With Sprayer
- Plumb For Ice maker
- Frigidaire 18CF Refrigerator
- Frigidaire Electric Coil Range

*Due to our continuous improvement efforts, specifications are subject to change without notice.*

