

INCLUDED FEATURES



Homeowners & their families enjoy a *Lifestyle Membership* to Spurwing Country Club with full privileges of the clubhouse, pro shop, swimming pool, tennis and fitness facilities and all social events.

CONSTRUCTION ELEMENTS

- 1 Year Builder Warranty
- Modern Farmhouse Aesthetic
- Designer Selections Customized Per Home
- 2x6 Exterior Wall Construction
- Hand Textured Walls and Daub Ceilings
- Designer Crafted Closets
- 10' Main Floor Ceilings
- Built-in Mud Benches/Custom Storage Centers
- Extensive Use of Canned Lighting
- Limited Lifetime Roof Shingles
- Flexible Loft Spaces
- Mohawk Engineered Hardwood
- No Shared Walls for Maximum Sound Barrier
- Flowing Open Floor Plans

ENERGY EFFICIENCY

- Black Vinyl Windows, LoE2 270
- R21 Batt w/ 4 mil Vapor Barrier at Exterior Walls – Conditioned Crawlspace
- R49 Blow in at Attic
- HERS Rating Foam and Seal
- Bradford White 50 gal Water Heater
- 96% Efficiency Gas Furnace
- Dual Zone HVAC System
- Air Conditioner 13 SEER
- Insulated Garage Doors
- Nest Programmable Thermostat
- Tyvek Building Envelope

GOURMET KITCHENS

- 3CM Quartz Counter Tops
- Full Tile Decorative Backsplash
- Bosch Stainless Steel Appliances
- Kohler Plumbing Fixtures
- Decorative Pendant Lighting

LUXURIOUS BATHROOMS

- 3CM Quartz Counter Tops
- Designer Selected Tile Floors and Backsplash
- Walk-in Tile Shower in Master Suite
- Tub with Tiled Surround in Spare Bath
- Double sinks in Master Suite
- Kohler plumbing fixtures

ADDITIONAL HOME FEATURES

- Huntwood Custom Cabinetry
- RING doorbell
- Low Voltage Wiring
- Rocker Electrical Switches
- Exterior Electrical Outlets
- 200 Amp Service
- Anderson Carpet - 8lb Carpet Pad
- Fire Taped and Painted Garage Interiors
- Kwikset Lever Door Hardware
- Decorative Hardware on Interior Doors
- Liftmaster Garage Openers

EXTERIOR HIGHLIGHTS

- Individualized Elevation Details
- 1st and 2nd Level Patios and Decks
- 2 Exterior Hose Bibs
- Complete Landscape Package
- Iron Fence Package
- Full Lawn Maintenance
- Gas BBQ Stub
- Hardie Plank Lap Siding and Cultured Stone
- Full Rain Gutters

SECURITY SYSTEMS

- Electronic Security Gate Entry



CARRIAGE HOUSE at SPURWING by NICO DEVELOPMENT