



# NICKEL CREEK AT NEWNAN CROSSING

## INCLUDED FEATURES

### COMMUNITY APPEAL

Carefully planned and coordinated streetscape design with sidewalks, street lights, and professionally landscaped yards  
Direct walking access to shopping and dining  
Mandatory Homeowners' Association to protect the value of your home and preserve the overall appearance of your community for years to come  
Community open space, basketball court and covered gathering area

### EXTERIOR APPOINTMENTS

Architecturally designed exterior elevations  
Poured concrete foundations reinforced with steel  
Roof shingles with limited lifetime warranty  
Pre-finished aluminum gutters and downspouts  
Fiberglass front door and Schlage® single-cylinder deadbolts on all exterior doors/satin/nickel finish  
GFI weatherproof electrical outlets and exterior water faucets on front and rear of home  
James Hardie Siding and Trim

### KITCHEN & BATH DESIGN

Quality G.E. stainless steel appliances in kitchen including microhood, 30" slide in range and dishwasher  
42" kitchen cabinets with crown molding  
Recessed can lighting  
Granite counter tops in Kitchen  
Recessed icemaker connection for refrigerator  
LVP in powder room, kitchen, breakfast, family room, foyer and garage entry  
Vinyl floors in secondary baths  
Vanities with cultured marble tops in all baths  
Pedestal sink with chrome fixtures in powder room  
Master bath with shower standard  
Elongated commodes, Delta® faucets and bath exhaust fans in all baths  
Shower door on Master Shower

### INTERIOR APPOINTMENTS

Smooth ceilings throughout  
Raised two-panel interior doors  
Premium Sherwin Williams® paints  
Ceiling Fan in Family Room  
Vinyl floors in Laundry Room  
Pre-wire for Ceiling Fan in Master Bedroom  
4 Cable/Phone Drops  
2" faux blinds

### HIGH PERFORMANCE ENERGY FEATURE

Fully insulated walls, ceilings and attic featuring R13 in walls and R30 ceiling insulation  
House Wrap – Weather resistant barrier  
Insulated vinyl thermal low E windows  
Engineered Floor System  
Top Notch® 350 Performance Floor Decking  
Floor Decking Glued and Screwed in Place  
Advanced PEX® plumbing system  
14 SEER high-efficiency heating and cooling systems  
220V outlet for dryer  
Washer overflow pans in second floor laundry rooms  
Quick-recovery 50-gallon electric water heater  
Smoke detectors per code  
Two-car garage  
Programmable thermostats

### CUSTOMER PEACE OF MIND

Homeowner Pre-construction Orientation  
Optional Homeowner Pre-drywall Orientation  
Homeowner Pre-closing Orientation  
Homeowner Warranty Introduction  
Home Buyers 2-10 Warranty®