

THE NICHOLS

4 BEDROOM | 2 BATH | 2 CAR GARAGE | COVERED LANAI



NICHOLS MODEL DETAILS

LIVING	1,948 SQ FT
GARAGE	511 SQ FT
ENTRY	69 SQ FT
LANAI	174 SQ FT
TOTAL	2,702 SQ FT

FINANCING AVAILABLE

Call **863-272-9394**

 **EasyHomes123.com**

5337 N. SOCRUM LOOP ROAD, #338, | LAKELAND, FL 33809

STANDARD SPECIFICATION FOR EASY HOMES 123, LLC NEW HOMES

PERMITTING

- COUNTY/CITY BUILDING PERMIT
- SEPTIC IF APPLICABLE - UP TO \$4,000 FOR SEPTIC
- ¾" WATER TAP SERVICE - \$2000 ALLOWANCE
- SITE SURVEY - \$400

SITE

- LOT CLEARING - UP TO \$400
- YARD 4 - 18 YARD LOADS
- DRIVEWAY - 16 FEET - 50 FT LENGTH
- CONCRETE - 2500 PSI - WITH FIBER
- 4 FOOT SIDEWALK FROM DRIVEWAY TO ENTRANCE
- CONCRETE PAD AT EXTERIOR DOORS

STRUCTURE

- HOMES INDIVIDUALLY CERTIFIED BY LICENSED ENGINEER TO MEET HURRICANE CODES
- FOUNDATION TO BE 3 COURSE STEM WALL
- SUPERIOR FOUNDATION SLAB 3000 PSI PLUS FIBER MESH
- SOLID POURED LINTEL AND ALL CORNERS TIE BEAM
- 1/2" OSD RADIANT BARRIER ROOM DECK
- OFF RIDGE ATTIC VENTS
- VENTILATED SOFFIT VENTS
- FOLDING ATTIC STAIRWELL
- INTERIOR TRIM 16" ON CENTER

APPLIANCES

- BLACK OR STAINLESS STEEL SIDE BY SIDE FRIGIDAIRE WITH ICE-WATER, GLASS TOP STOVE, SPACE SAVING MICRO HOOD, DISHWASHER
- VENTED MICRO HOOD THROUGH ROOF

EXTERIOR

- 30 YEAR ARCHITECTURAL SHINGLE
- BEHR CONCRETE STAIN ON GARAGE AND PORCHES
- FRENCH DOORS WITH BLIND - LANAI AREA
- DECORATIVE FRONT DOOR - UP TO \$300 FIBER GLASS
- 20 MIN STEEL DOOR FOR GARAGE ENTRY
- 2 CAR GARAGE - 1 DOOR OPENER - 2 REMOTES
- 3 CAR GARAGE - 2 OPENERS - 2 DUAL REMOTES
- BEHR SATIN 20 YEAR MASONRY STUCCO PAINT, KILZ PRIMER, SEAL CRETE BLOCK SEALER
- SEMI GLOSS TRIM BEHR PAINT

ENERGY SAVING

- R-30+ IF AVAILABLE - ATTIC INSULATION LIVING AREA
- FOAM FILLED BLOCK IN LIVING AREA
- R-13 INSULATED GARAGE WALL
- VINYL INSULATED LOW-E WINDOWS
- 15 SEER HIGH EFFICIENCY HEAT-AIR SYSTEM
- ALL HOMES EXCEED FL ENERGY CODE - ENERGY STAR CERTIFIED

PLUMBING

- 3 EXTERIOR HOSE BIBS
- 50 GALLON HYBRID WATER HEATER
- ELONGATED TOILET WATER SAVER
- DELTA VALVES IN SHOWERS
- 2 BOWL KITCHEN SINK WITH PULL OUT SPRAYER
- ICEMAKER FOR REFRIGERATOR
- RECESSED WASHER BOX
- FIBERGLASS TUB - SHOWER IN HALL, SHOWER IN MASTER

INTERIOR

- DRYWALL CEILING-WALLS KNOCKDOWN
- FINISHED WALLS AND CEILING IN GARAGE AREA
- INTERIOR TRIM DOORS PAINTED (SEMI-GLOSS)
- 5-1/4" BASEBOARD STANDARD THROUGHOUT
- WOOD WINDOW SILLS-WRAPPED AROUND WINDOWS
- VANITY MIRRORS
- DOUBLE VENTILATED CLOSET SHELVES IN ALL CLOSETS
- CARPET ALLOWANCE \$13 SQ IN BEDROOMS
- 20-20 CERAMIC FLOORING INSTALLED IN FOYER, KITCHEN, NOOK, LIVING, LAUNDRY AND BATHROOMS
- ALL WOOD CABINETS IN KITCHEN AND BATH
- HIGH DEFINITION FORMICA COUNTER TOPS

ELECTRICAL

- 200 AMP SERVICE SQ D PANEL BOX
- UNDERGROUND-OVERHEAD \$400 ALLOWANCE
- STANDARD LIGHTING PACKAGE PER PLAN, LED RECESSED, FLORESCENT LIGHTS, DOORBELL
- CEILING FANS- BUILDER GRADE FANS IN BEDROOM, LIVING ROOM
- UPGRADED EXHAUST FANS IN BATHS
- 2-WEATHERPROOF BOXES EXTERIOR
- STANDARD RECEPTACLES AND SWITCHES
- 5 PREWIRED TV-CABLE JACKS -PHONE