

NICHOLAS

29'-10" w x 54'-0" d. Up to 5BR 5BA 1HB and 4,198 sq. ft



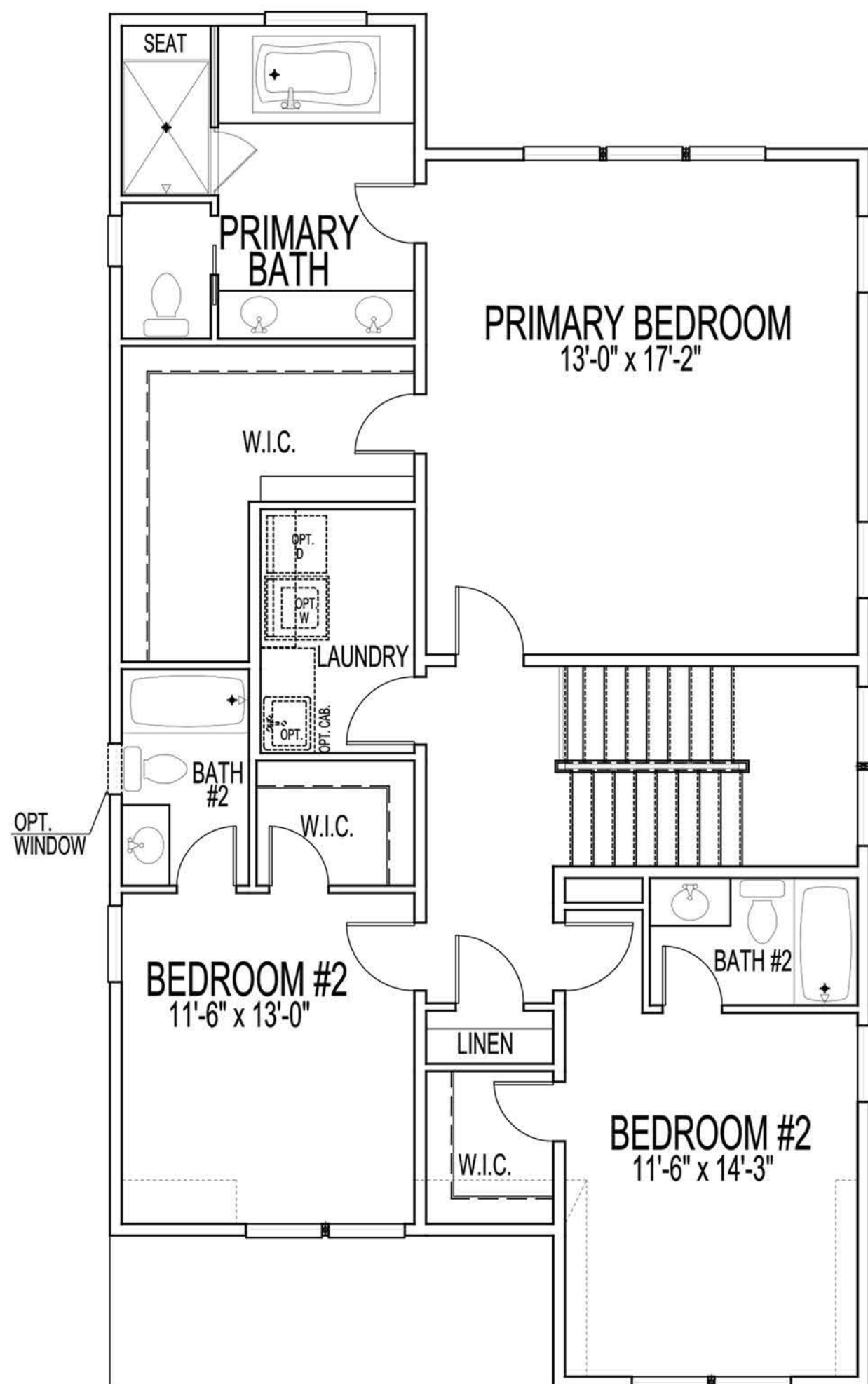
Specification and plans are provided for illustrative purposes only and are subject to change, modification and/or substitution without notice. September, 16, 2026



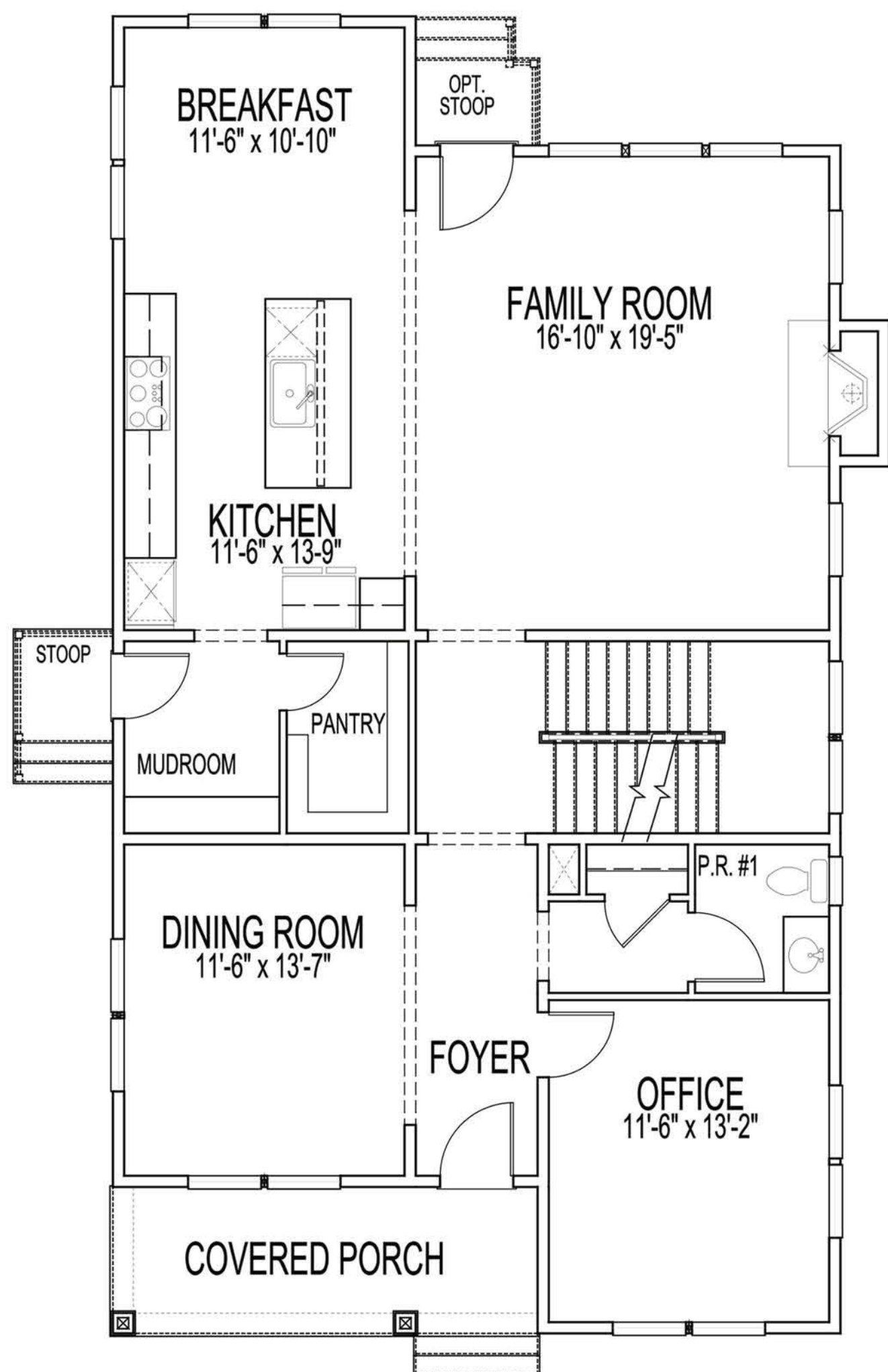
FOCAL POINT
HOMES

NICHOLAS

Standard First and Second Floor Plans



STANDARD SECOND FLOOR PLAN



STANDARD FIRST FLOOR PLAN

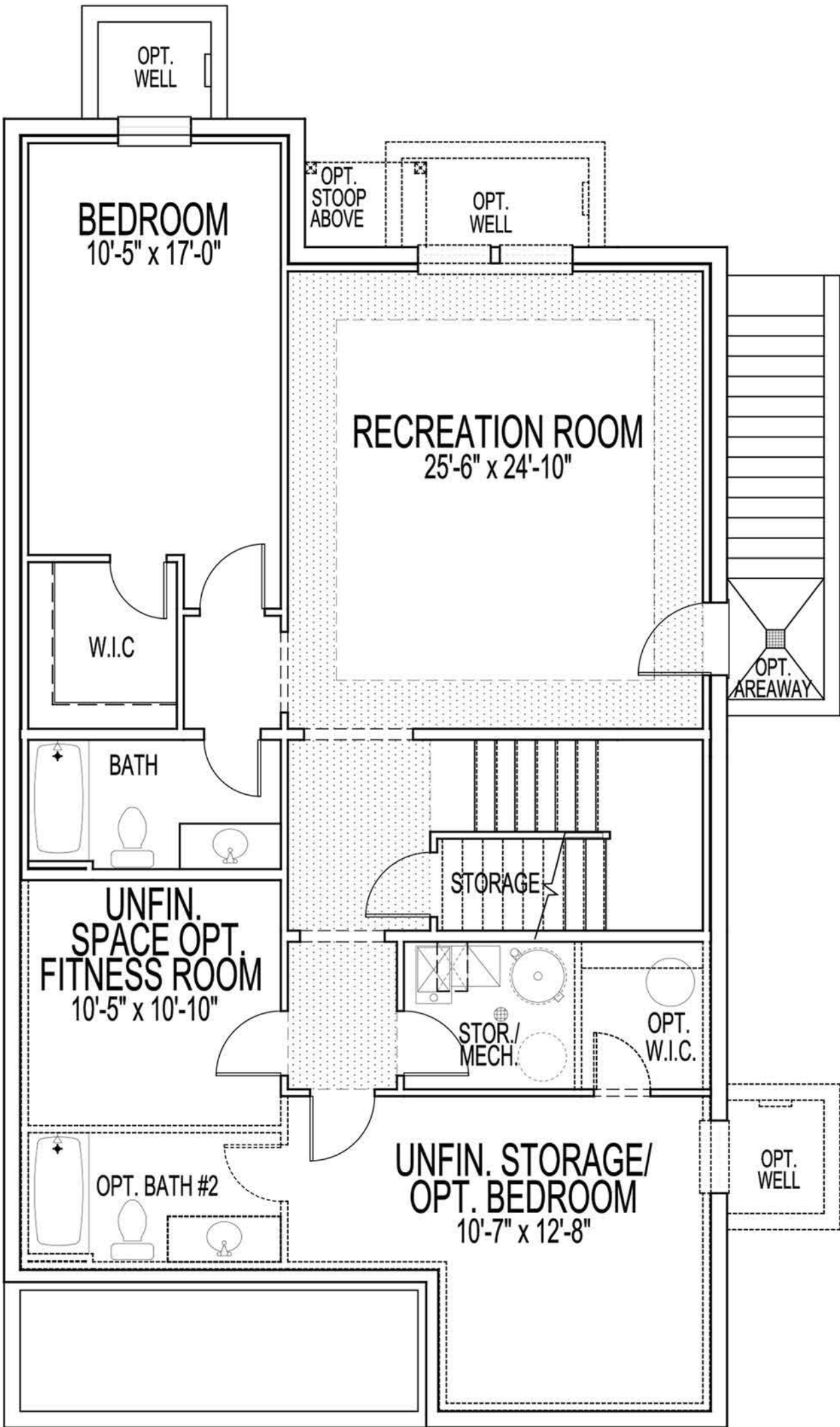
FLOOR AREA		
FIRST FLOOR	1426	S.F.
SECOND FLOOR	1414	S.F.
ABOVE GRADE FINISHED SPACE	2840	S.F.
FINISHED BASEMENT SPACE	924	S.F.
TOTAL FINISHED SPACE	3764	S.F.
OPT. FINISHED BASEMENT	434	S.F.
TOTAL FINISHABLE AREA	4198	S.F.



FOCAL POINT
HOMES

NICHOLAS

Standard Basement Floor Plans



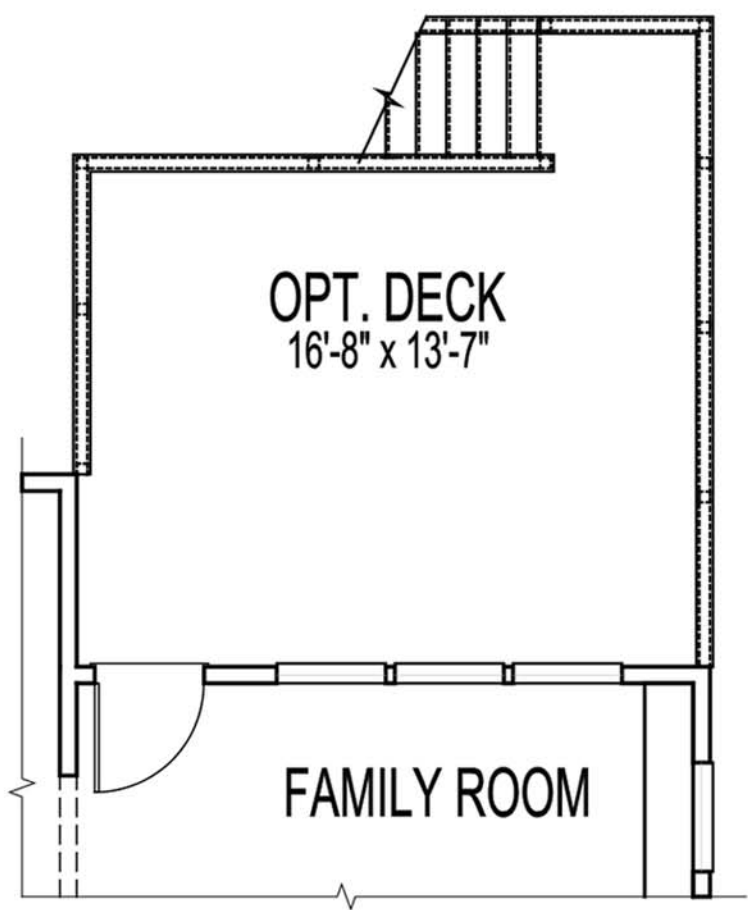
STANDARD BASEMENT FLOOR PLAN



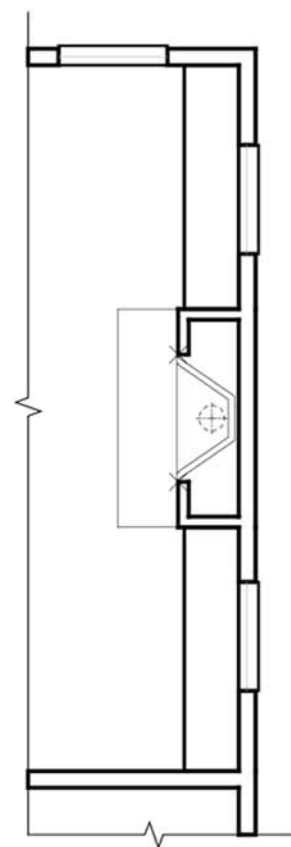
FOCAL POINT
HOMES

NICHOLAS

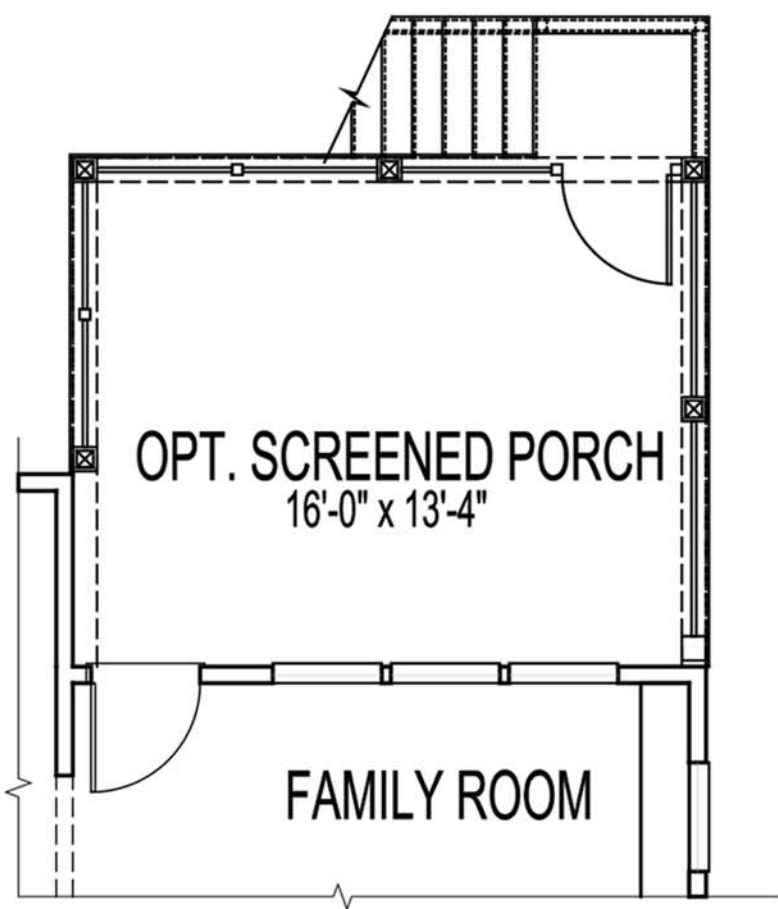
Additional Option Floor Plans



FIRST FLOOR PLAN
W/ OPT. DECK



FIRST FLOOR PLAN
W/ OPT. INSERT FIREPLACE



FIRST FLOOR PLAN
W/ SCREENED PORCH



SECOND FLOOR PLAN
W/ OPT/ ALT. PRIMARY BATH
AND WALK-IN CLOSET



FOCAL POINT
HOMES