

THE
NOLAN

DYNAMIC LIVING.
NOW AVAILABLE.



VISIT THE WEBSITE



IN BEAUTIFUL DOWNTOWN CASPER

PROUDLY DESIGNED & CONSTRUCTED BY



Welcome to the Nolan – luxury townhome living in beautiful downtown Casper! The Nolan is located in the heart of downtown Casper, within steps of Casper's finest eateries, and entertainment venues.

Your home will be tailored to fit with unlimited custom options. Base levels of finish include upper-end products and superior craftsmanship.



THE
NOLAN

"THE STICKS & BRICKS"

Approximately 2,845 square feet of living area with a fully finished two-car garage adding 520 square feet to your home.

As you enter from your private courtyard you will find your flex space with doors opening wide to the courtyard as well as a powder bathroom. At the top of the stairs, you will encounter the perfect entertaining and relaxing space. The living room with a gas fireplace and open kitchen with large island are perfect for gathering. On the third floor, a luxury master suite awaits, which includes its own stunning bath. There are two additional bedrooms on the third floor as well as a nicely apportioned full bath. Finally, a short jaunt up the stairs will lead you to your own private rooftop, where you can design your own retreat overlooking the city if desired.



GENERAL FEATURES

- Private courtyard approximately 8x22 with custom iron screening.
- Low maintenance exterior which includes a unique, blended façade of burnt-wood siding, architectural concrete and steel panels.
- Insulated steel garage door with opener.
- Oversized, Pella doors swing wide opening to front courtyard.
- Pella windows throughout and sliding glass door onto the private master bedroom patio.
- Standard ceiling heights of 9'-0" on the ground floor, 10'-0" on the second floor and 9'-0" on the third floor.
- 2x6 wall construction with r-19 insulation in exterior walls, sound control insulation in floors/interior walls and r-60 insulation in the attic.
- Commercial PVC roof with painted steel gutters and flashings.
- Composite decking with railing per plans at master deck.
- Front door allowance of \$5,000.00
- Contemporary Napoleon "Altitude" gas fireplace as standard with options for additional styles available.
- Gas fuel lines to range, tankless water heater and furnace
- 96% efficient forced-air heating and 18 seer cooling system with separate zoning for each floor to provide maximum comfort.
- Passive radon mitigation.
- Tankless water heater.
- 5-piece master bath w/freestanding soaking tub in unique "shower room" design.
- Standard plumbing features include stylish delta "Trinsic" fixtures, Kohler toilets and tubs, and Elkay stainless steel undermount kitchen sink.

INTERIOR FEATURES

- Bullnose or square drywall corners with "orange peel" or "hand-textured" wall finish, per owner's choice
- Oversize paint-grade millwork
- Painted "solid-core" interior doors, including stylish barn doors, per plans.
- Cabinetry by Koch cabinetry with custom height upper cabinets and quartz countertops as standard throughout. Unlimited upgrade potential.
- Site-finished, white oak flooring throughout – including stairs – with floor and wall tile selections to be made by owner. Total flooring and tile allowance of \$67,500.00 in base price.
- Appliance package allowance of \$12,600.00 standard.
- General lighting provided by 6" can lighting. Additional allowance for pendants and specialty lighting fixtures of \$3,500.00 provided.
- Heavy glass master shower enclosure.



OVERVIEW

General Exterior

- Each townhouse offers 2,845 sq. ft. of indoor living space over three floors (3 bedrooms, 4 bathrooms).
- An attached 520 sq. ft. two-car heated garage is also included.
- The potential of an additional 990 sq. ft. rooftop terrace gives each homeowner a birdseye view of Casper's beautiful scenery.
- The exterior of each townhouse is equipped with durable high-end cement fiber board panels, accented with modern burned wood siding.
- A fenced grass courtyard borders the front of each townhouse giving each homeowner personalized green space.



FLOORPLANS

Ground level

- Each townhouse is equipped with a two-car garage large enough to house a full-sized truck and SUV. This garage is accessed through the back of the townhouse.
- The ground floor also boasts a flex space that can be used as a home office, family room, game room, etc.
- A large french door in the flex space will allow owners to expand the use of this space out into the fenced grass courtyard in front of each townhouse.
- A 1/2 bath and storage room are also located on this level to add extra convenience for the homeowner.



FIRST FLOOR DIMENSION PLAN

SCALE: 1/4"=1'-0"



FLOORPLANS

2nd Floor (Living Floor)

- Each townhouse will have an upgraded kitchen and living room space.
- Custom, uniquely designed built-ins
- Large living room windows create a well-lit and inviting living space.
- Two kitchen arrangements are available based on preference, though each provides space for both dining and entertaining.
- A 3/4 bath and a walk-in pantry are included in both options



SECOND FLOOR OPTION A – DIMENSION PLAN

SCALE: 1/4"=1'-0"



2ND FLOOR [OPTION A]

FLOORPLANS

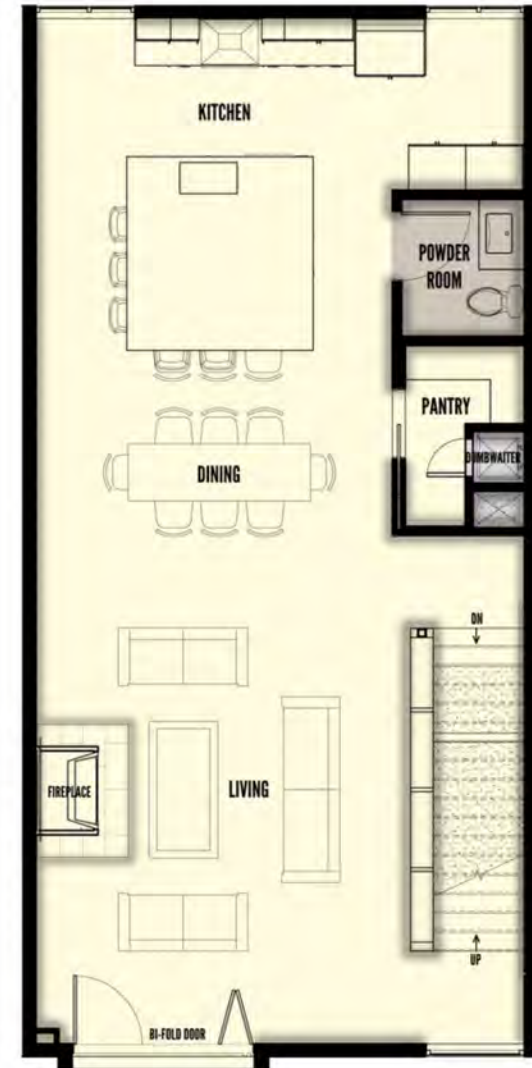
2nd Floor (Living Floor) – cont'd

- Two kitchen arrangements are available based on preference though each provides space for both dining and entertaining [Option B pictured at right. Option A pictured on previous page].
- A 1/2 bath and a walk-in pantry are included in both options.



SECOND FLOOR OPTION B – DIMENSION PLAN

SCALE: 1/4"=1'-0"



2ND FLOOR [OPTION B]

FLOORPLANS

3rd Floor (Bedrooms)

- Each townhouse has 3 bedrooms located on the 3rd floor.
- The master bedroom includes a walkout balcony overlooking Casper.
- The master bathroom includes a walk-in closet and two sinks.
- The master bathroom also includes a luxurious walk-in shower and free-standing tub room, giving the homeowner the best of both worlds.
- The guest bathroom has a full tub/shower combination.
- Additional storage, as well as washer and dryer hookups, are also located on this floor.



THIRD FLOOR DIMENSION PLAN

SCALE: 1/4"=1'-0"

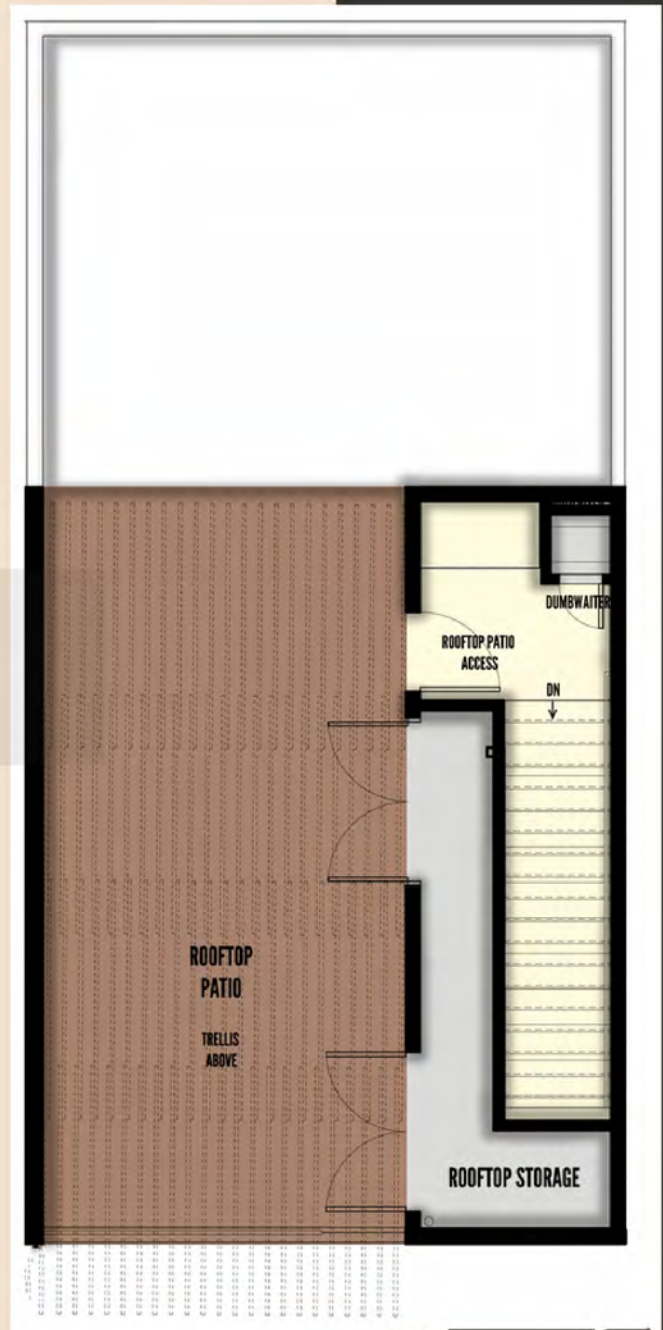


THE
NOLAN



ROOFTOP PATIO DIMENSION PLAN

SCALE: 1/4"=1'-0"



THE
NOLAN

**WELCOME TO
DOWNTOWN
CASPER**



THE NOLAN

LIFE. WORK. LEISURE.



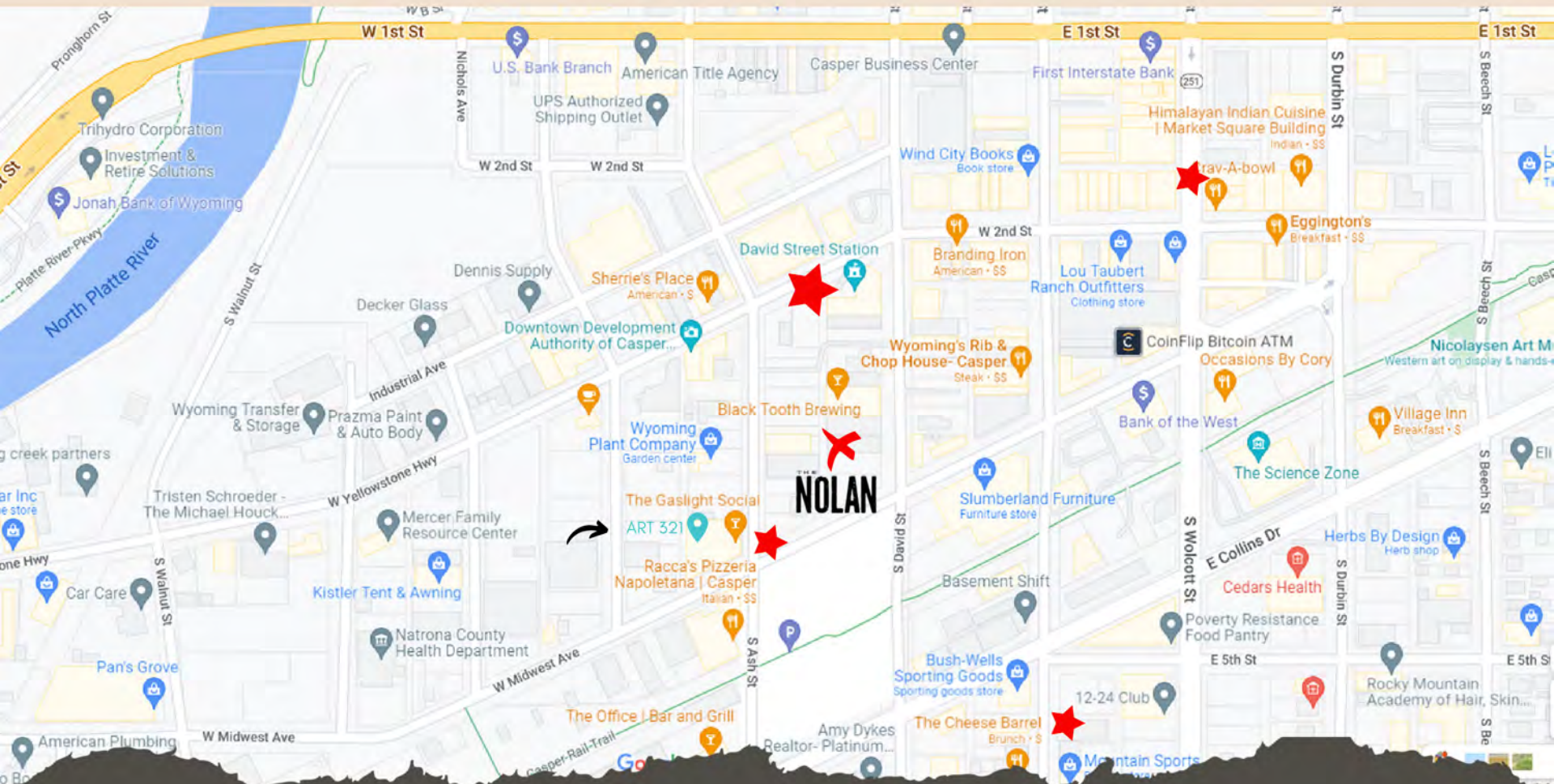
Dining



Shopping



Arts & Leisure



THE
NOLAN



200 S DAVID STREET
1 BLOCK FROM THE NOLAN



THE
NOLAN



EX·QUIS·ITE

