



*House-to-Home
Design Studio*



niblock
homes

Your ideal home. Consider it built.





Brick

Shutters

Faux Stone

Color of Front Door

Porch Rail

House-to-Home Design Studio

Where ideas come to life.

At Niblock Homes' House-to-Home Design Studio, you'll discover a collection of beautiful décor elements just waiting to come together in your own personal style. The design ideas you've dreamed of and have seen on Pinterest and Houzz are finally ready to come to life. They're all around you, inviting your touch, your vision and your direction. The House-to-Home Design Studio is a vital step in making your dream home a reality. This is where it all comes together – where a Niblock home truly becomes your ideal home.



Where ideas come to life.



Showroom

The Selection Process

Throughout our 3,000 square-foot showroom, you will recognize many of the designer elements featured in our award-winning model homes.

With such an extensive array of customizing opportunities, you may wonder where to begin. Our Interior Design professionals are ready to share their expertise every step of the way. Your perfect home is all in the details, from flooring and countertops to fixtures and cabinets. All you have to do is decide!

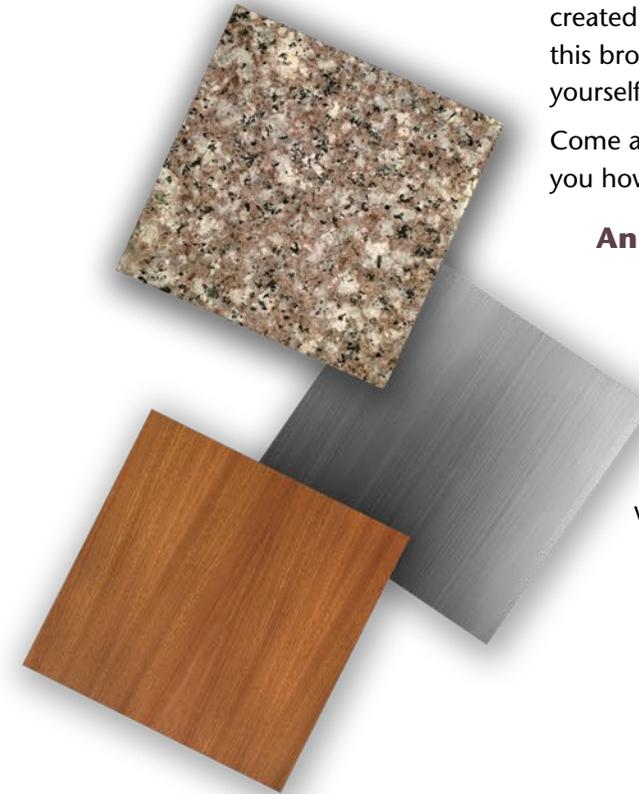
Over the course of two visits – a Preview Meeting and a Final Selection Meeting – you will be invited to select all of the personalized finishes and features that will set your home apart. To make sure that you get the most out of your visits, we've created this reference guide to help you prepare. Take a moment to look through this brochure and keep in mind, you are creating your ideal home, so enjoy yourself!

Come and explore. Compile your wish list. Inquire about our options. Let us show you how beautiful your vision can be.

An Important Reminder

In order for the completion of your home to stay on schedule, it is important that you arrive at both the Preview and Final Selection Meetings on time and prepared to make decisions.

If you have children, please make arrangements for them during your meetings – the Design Studio is not a child-friendly environment and the many decisions you will be asked to make are much easier when you are able to devote your full attention to the process.





Preview Meeting

The Preview Meeting is an exciting introduction to many of the different options available for your new home. While you will not be asked to make your final decisions at this time, you should be prepared to narrow down each category, so please be sure that each person who will be making decisions is present. For your benefit, we have outlined a detailed list of included features and options on the back cover. Please familiarize yourself with these categories – the more research you do in advance, the easier your Preview Meeting will be. Upon completing your visit, you will be provided with any pricing associated with items you have requested. If we are unable to give you pricing on an item at this time, it will be provided prior to your final appointment.

Turning a Niblock home into your ideal dream home is as easy as choosing all of the little details that make such a big difference. It can also be overwhelming! In addition to reviewing the list on the back cover, it's worth a few minutes of your time to do a little research before your Preview Meeting. Here are some tips to help you prepare for your Design Studio appointments:

- Spend time going through the model homes. It is easier to visualize the interior by looking at the completed model. Keep in mind that many of our model homes include options that may or may not be included in your home.
- Drive through your neighborhood to get a feel for different exterior options and your preferences. Make a note of the homesite numbers of homes that you like; however, due to spacing guidelines and availability, we may not be able to offer the exact colors you have seen on another home.
- Please review the back cover of this brochure to understand the different included features and options that are available to you.





Paint Color



Stair Parts



Trim Color



Hardwood Flooring



Standard Features

Choices, Possibilities and Ideas

There are hundreds of details that make your Niblock home your ideal home. Many quality products are included in your home; beyond that, the possibilities are endless!

Standard Features Included with your Niblock Home*:

- **Exterior Selections**
This is where all the excitement begins! Upon your arrival at the Design Studio, you will already have done all of your structural changes and selected the materials for the exterior of your home. The designers at the Design Studio will assist you with the exterior colors whether it is brick, HardiPlank®, faux stone or accent shakes, as well as the roof shingle color, trim color, shutter style, and front door style.
- **Kitchen Selections**
Since the kitchen is always the focal point of the home, it deserves lots of attention. Our cabinets feature distinctive profiles and a wide selection of finishes are the perfect place to begin designing your personal gourmet kitchen. You will also be selecting countertops, Delta plumbing fixtures, and appliances.
- **Bath Selections**
Cultured marble countertops with integrated sinks are included features in every full bath. A wide selection of Delta plumbing fixtures is also available. The master bath may include a garden tub and a separate shower with a glass enclosure.
- **Flooring Selections**
Hardwood, carpet, ceramic tile or vinyl – we are sure to have the perfect product for your new home. Consider your family and their needs and we will help you determine the type of flooring to fit your lifestyle.
- **Other Personalizing Features**
Paint colors, fireplace mantels and surrounds, bookcases, stair parts, door hardware and blinds are just a few examples of the endless choices, possibilities and ideas available at the Niblock Homes' House-to-Home Design Studio.

* Standard features vary per community and specification level. Please refer to each community's standard features list.



Final Selection Meeting

The Final Selection Meeting is where all of the details of your new home really come together. This is your opportunity to specify exactly what you want in every category. Completing your selections enables us to move into the final phase of completing your home. Without these decisions, substantial delays will occur.

Be sure to review the list located on the back cover to help you in making your final choices. And remember: the most important part of the process is enjoying yourself! This is an exciting opportunity to create the home of your dreams, your ideal home.



*Your
ideal
home.*

It's all in the details...

The time you take preparing for and during your visits to our House-to-Home Design Studio is an investment in making your new Niblock Home everything you envisioned it would be – a reflection of you. Our designers appreciate that it may be a bit overwhelming for you, and make every effort to make the process productive and enjoyable. Take a few minutes before your first visit to prepare yourself: read through this brochure, follow our tips, and become familiar with the list below that consists of both optional and included features. Please refer to your specifications and neighborhood addendum for included items. And remember, the choices you make now are what bring your dream home to life.

Exterior

- brick color/style
- siding color
- shake and faux stone accent styles and colors
- trim/gutter color
- shutter style and color
- roof shingle color
- optional front door styles including leaded glass
- front door sidelight(s) and transom styles
- paint color for exterior front door
- garage door and glass preference
- front porch pavers

Fireplace

- flush or raised hearth
- slate, marble, granite or faux stone surround
- colors of marble, granite and faux stone
- mantel style
- fireplace remote control

Interior Paint

- wall color – flat latex
- stain color for handrails and stair parts

Kitchen Plumbing

- sink styles and colors
- Delta faucet styles and finishes

Cabinets

- maple, cherry, white, grey, antique white and glazes
- cabinet accessories
- specialty cabinets such as refrigerator enclosures, wine racks, glass accent cabinets and end panels
- hardware
- door styles
- light rail (w/ under cabinet lighting)

Countertops

- kitchen: granite or solid surfacing
- edge treatment: solid surfacing and granite
- backsplash: ceramic tile
- decorative ceramic tile accents

Appliances

- gas or electric
- dishwasher styles
- cooktop and microwave/oven combination styles
- double oven styles
- hood – cabinetry/appliance

Floor Coverings

- hardwood styles, finishes and species
- vinyl designs and colors
- ceramic tile styles, colors, sizes and accents
- carpet styles and weights
- carpet pad

Interior Trim Details

- built-in wall units
- coffered ceilings and wainscoting
- stair parts – wood/metal

Bathroom

- designer selected Delta bath faucet styles
- finishes on bath faucets
- sink shapes in bathrooms
- pedestal style sinks
- framed mirror trim
- fiberglass or cultured marble garden tubs
- jetted tubs in master bath
- pattern of glass shower enclosure
- commode style/height
- acrylic block window over master tub

Miscellaneous

- handle style and finishes for interior and exterior doors
- blinds and shutters