

# LAND & DESIGN/BUILD PROPOSAL

23502 Seaward, Dana Point, CA



**NICHOLSON COMPANIES**

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DESIGN INSPIRED RESIDENCES

Dear New Homeowner,

Winter 2025

Please find some high-level information about the project we will be building at 23502 Seaward, Dana Point. This phenomenal lot boasts stunning ocean views which will be sure to take full advantage of when designing your new home.

The scope of the project will include architectural designs, plans and permits, engineering, grading of lot, home construction, landscape and hardscape, interior & exterior finishes and elements per specifications and allowances. We have also included our design support and consultation, with our staff providing design advice, samples and coordination for proposed finishes and fixtures within the scope of work. Our in-home Designer will work with you in the coordination of materials and finishes consistent with your vision and color palette for the home.

In addition to our supervisory and design staff, our Customer Liaison will be available to meet and communicate as needed to address all the details of the project. This includes, but is not limited to, documentation and communication of approved design specifications, pricing of allowance items, options and upgrades, sourcing materials and samples for approval, and meeting with the construction staff and subcontractors to implement design details, specifications, and changes.

Finally, our exceptional Builder's Warranty and post move-in customer service, a customized maintenance manual for your home, and an organized binder of product warranty materials is included with every project.

A *Land Sale Agreement*, together with a *Construction Agreement*, will incorporate all elements of this proposal. The total package price, inclusive of Land and Custom Home Design/Build is **\$12,500,000** with the following Payment Terms:

- **\$5,995,000** due at land closing, approximately 30 days.
- **\$2,000,000** Completed Work Payment due at closing
- **\$4,505,000** due per our standard payment schedule (details to be provided)

I'd love to discuss this proposal with you personally.

Sincerely,  
Tom Nicholson



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## High-level Description

### Home Design, Interior/Exterior Design Elements & Landscape

#### General Features

- New-build contemporary two-story home with unmatched ocean views located in the exclusive Niguel Shores Community.
- Features approx. 4,624 square feet of living space with an additional 500 Square Foot California Room, including 4 bedrooms, 4 full and 2 half baths and a 3-car garage.
- This new home will be designed to maximize your enjoyment of the indoor/outdoor, Southern California lifestyle, and stunning views. The professionally landscaped outdoor living spaces will be a relaxing oasis to be enjoyed year-round.
- The great room features uninterrupted views through a wall of multi-panel sliding doors. Entertaining family and friends will be a pleasure in this open-concept space that incorporates a professional kitchen that leads to the dining and family room.
- The spacious primary suite with fireplace and spa-like bath will also embrace the gorgeous views. The suite is further enhanced by a generously sized walk-in-closet.

#### Interior Appointments

##### ***Kitchen:***

- Generous kitchen with large island
- Miele (built-in) professional appliance package:
  - 30" column refrigerator
  - 18" column freezer
  - 48" 8-burner gas range with integrated microwave & warming drawer
  - 48" range vent insert
  - 24" dishwasher
- Engineered quartz slab counter with accent/decorative backsplash
- Under cabinet lighting to highlight counter workspaces
- Large single bowl sink on kitchen island



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- Bench-made custom cabinetry with slow close drawers and cabinets with pull-out trash/recycling bins. Designer selected pulls from Emtek

***Living / Dining Room:***

- Contemporary linear fireplace with designer-selected surround
- Soffited and elevated ceilings

***Primary Suite:***

- A private retreat with stunning views
- Contemporary fireplace with designer-selected precast surround
- Generously sized walk-in closet

***Primary Suite Bathroom***

- Bench-made custom cabinetry with slow close drawers and cabinets. Designer selected pulls from Emtek
- Marble slab stone counter and backsplash
- Free standing Signature soaking tub with free standing Kohler tub-filler
- White under mount sinks & contemporary faucets by Kohler
- Toilet by Kohler
- Showers with frameless clear glass shower enclosure & designer selected stone/tile



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***Secondary Bathrooms:***

- Bench-made custom cabinetry with slow close drawers and cabinets. Designer selected pulls from Emtek
- Engineered quartz polished slab vanity counters with backsplash
- Moen sink and shower faucets
- Signature toilets & undermount sinks
- Signature tub with Moen tub & shower faucet (where indicated per plan)
- Designer selected tile shower surrounds

***Powder Room:***

- Bench-made custom cabinetry with slow close drawers and cabinets. Designer selected pulls from Emtek
- Engineered quartz polished slab vanity counters with backsplash
- Kohler undermount sink with Kohler faucet
- Kohler toilet

***Flooring:***

- Warm, wire-brushed white oak engineered hardwood flooring throughout
- Decorative stone/tile in bathrooms and laundry, per designer specification
- Hardwood stair treads & risers with custom steel and/or wood rail system

***Finished Carpentry:***

- Designer-selected hardware & 8-foot solid-core 1 $\frac{3}{4}$ " interior doors throughout
- 6" contemporary stream-lined baseboards throughout

**Exterior Elements**

- Smooth stucco exterior with stone elements at front elevation (per architect's details)
- Custom over-size metal front door system and complementary garage door(s)
- Sierra Pacific aluminum clad & wood windows and All-Weather multi-panel sliding doors in living room, dining room, and kitchen.

**Additional Amenities**

- Professionally designed DCS security system with 2 touch-screen panels & security sensors throughout
- Category 7 data wire to allow for 2 phone lines and 2 high-speed data connections in the kitchen, living room, and all bedrooms
- Multimedia enhanced outlets in the kitchen, living room, and all bedrooms with advanced video capabilities
- Tru-Audio/Poly Series ceiling speakers are located in the kitchen, living room, dining room, master bedroom and bath, and patio
- Fire sprinklers for added protection



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- Energy efficient HVAC system(s)
- Epoxy floor coating & prep for e-car charger in garage

### Landscape Design Elements

#### *Landscape:*

- Professional planting design and installation of both front, rear, and side yards
- Planning and installation of automatic irrigation and drainage systems for landscape and planters
- Custom landscape lighting package

#### *Hardscape:*

- Large-format, imported porcelain tile walkway to front door,
- Large-format, imported porcelain tile rear patio
- Side yards will have light-colored concrete paving and light-colored concrete stepping pads, both side yards are enclosed by 5' wood fence and gate
- Driveway will be colored concrete with exposed aggregate
- 36" Built-in BBQ

*\*Exact specifications will be contained as an exhibit in the contract*



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## **Supporting Imagery**

Floor plans,  
Renderings and  
Landscape Plans















