



# INCLUDED FEATURES

## Interior

- Dramatic 9'4" main level ceilings featuring 8' Single Family Homes, 6'8" Townhomes 2-panel smooth interior doors
- 8'8" second level ceiling height (per plan)
- Orange peel textured walls and knock down textured ceilings
- Oversized 18" x 18" Shaw® ceramic tile flooring in foyer, kitchen, bathrooms, and laundry
- Premium wall-to-wall carpet in main living areas, bedrooms, and loft
- Interior millwork package including modern flat stock baseboard and door casing
- Schlage® satin nickel interior door hardware
- Sherwin Williams® low-VOC interior paint package
- Abundant closet space with ventilated shelving

## Kitchen

- Quality Timberlake® 42" cabinets with adjustable shelves available in multiple finishes
- Elegant granite countertops in choice of colors
- LED surface mount lighting package
- 18"x18" Shaw® ceramic tile flooring
- Premium Moen® faucet with pull out sprayer
- Stainless steel appliance package including:
  - Whirlpool® 30" electric range
  - Whirlpool® microwave
  - Whirlpool® Energy Star® built-in dishwasher
- ½-HP garbage disposal
- Stainless Steel double-basin under-mount sink
- Oversized walk-in pantry closet with ventilated shelving (per plan)

## Bath and Laundry

- Quality Timberlake® comfort height cabinetry in bathrooms
- Granite countertops in owner's bath with 4" backsplash in choice of colors and undermount sink
- Premium Moen® chrome faucets
- Oversized, owner's bath shower with framed, clear glass enclosure (per plan)
- 18"x18" Shaw® ceramic tile flooring in owner's and secondary baths
- LED surface mount recessed lighting package
- 42" frameless mirrors in owner's and secondary baths
- Elegant pedestal sink in powder room (per plan)

## Quality Construction Details

- Ecobee® WI-FI enabled SMART thermostat
- LED interior lighting package (per plan)
- Ceiling fan pre-wires in bedrooms, great room, and lanai
- Cable and telephone pre-wire in great room and owner's bedroom
- Carrier® high efficiency HVAC system
- Hardwired smoke and carbon monoxide detectors with battery back-up
- 50-gallon electric water heater
- Taexx® built-in pest control system (in-wall tube system)

## Exterior

- Architecturally enhanced exteriors featuring coordinating stucco, stone, and trim details (per plan)
- Quality concrete block structure construction first and second floors
- Impact resistant Low-E windows and doors with double coated glass and screens
- Decorative 8' height, impact resistant glass front entry door featuring Schlage® handle set in satin nickel
- Architectural roof shingles with a lifetime limited warranty
- Designer brick pavers on walkway, driveway, front porch, and lanai
- Sherwin Williams® low-VOC exterior paint system available in a wide array of designer color schemes
- Low-maintenance ventilated aluminum soffits
- 1/2-HP garage door opener
- Designer exterior coach lights (per elevation)
- Seamless rain gutters placed on all sides of home
- Attractive landscaping package including floratam sodded yard with irrigation, mulched landscape beds and an assortment of trees/shrubs
- Automated master irrigation system serving neighborhood & homesites

## Exceptional Features

- Professionally designed architectural options for your home
- Designer interior finish packages to fit your personal style
- Convenient one-stop-shopping with Mattamy Home Funding and Title
- Quality assurance inspection prior to closing
- Mattamy Homes warranty program with 1 year & 2 year limited warranties and a 10 year limited structural warranty

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