

# ARBORETUM

- A CONDOMINIUM -



## Included Features – Coach Homes

### Curb Appeal & Construction Details

- Paver driveway and lead walk
- Concrete tile roof
- Concrete block construction on first floor perimeter walls
- Architecturally designed exteriors with mixed elements and colors
- Professionally designed color palettes to highlight community and architectural themes
- Sherwin Williams® exterior paint
- Attractive landscaping package including Floratam sodded yard with irrigation, mulched landscape beds and an assortment of plants
- Therma-Tru® insulated 8' fiberglass front entry door
- Schlage® handle set in satin nickel with deadbolt
- Insulated, Aluminum Low-E double pane windows with screens
- Decorative steel panel garage door
- Engineered roof trusses with hurricane tie-downs for wind protection
- Steel panel storm shutters with designated storage in garage
- Stylish coach lights (per elevation)

### Interior Design

- Designer lighting package by Kichler®
- Orange peel texture walls and knockdown texture ceilings
- Sherwin Williams® durable interior paint
- Semi gloss paint in baths
- Energy efficient R-30 insulation in attic ceiling and R-13 and R-4.1 fi-foil insulation in walls
- Corian countertops in all baths
- Raised height vanity in owner's bath
- 6" x 6" shower wall tile in all baths (Level 1)

### Stylish Kitchen

- Timberlake® wood 36" upper cabinets
- Granite countertops with eased edge (Level 1)
- Stainless Steel Whirlpool® smooth top self-cleaning range, over the range microwave and dishwasher
- Undermount stainless steel kitchen sink
- 1/3-hp garbage disposal
- Recessed lighting package
- Undercounter trash and recycling bins

### Interior Trim

- 3 ¼" baseboard, and 2 ¼" casing (level 1)
- Jeld-Wen® elegant raised panel interior doors
- Schlage® interior door hardware with knob in satin nickel
- Ventilated shelving in closets and laundry
- Painted wood window sills
- Solid surface sills in wet areas

### Flooring

- 17" x 17" Shaw® ceramic tile in foyer, kitchen, laundry, owner's bath and secondary baths (Level 2)
- Quality carpet in a wide selection of colors

### Electrical Selections

- Carrier 15 SEER system
- 6 TV/data ports, location selected by buyer
- Duplex outlet with dual USB port in kitchen, owner's suite and stop & drop (per plan)
- Ecobee4 Smart Thermostat with Built -in Amazon Alexa Voice Services
- LED lights throughout
- Rocker light switches
- Ceiling fan pre-wire in gathering room, owner's suite, bedrooms, lanai, study, flex room, loft (per plan)
- Washer and dryer hook-ups
- Combination smoke and carbon monoxide detectors with battery back-up for safety
- Genie 1/2-HP garage door opener with 2 remotes per garage (per plan)

### Plumbing

- 50-gallon electric water heater
- Elegant designer faucet collection by Moen®
- Elongated commodes by Kohler/Sterling®
- PEX potable water piping

### Additional Exceptional Features

- Mattamy limited warranty (1 year/2 years)
- Ten-year transferable, structural warranty
- Convenient one-stop-shopping with Mattamy Home Funding
- Personal consultation with a Mattamy Homes Design Specialist
- Quality assurance inspection prior to closing
- Professionally designed architect's choice options
- Pest control treatment
- Sentricon® with Always Active termite control

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