



Included Features

Curb Appeal & Construction Details

- Cement roof tile with peel & stick underlayment
- Elegant stone paver driveway, lead walk, front entry
- 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
- Block exterior wall construction
- Insulated Low-E windows with screens
- Engineered roof trusses with hurricane tie-downs for wind protection
- Stylish coach lights (per elevation)
- Covered lanai
- Therma-Tru® insulated 8' fiberglass front entry door
- Schlage® handle set in satin nickel with deadbolt
- Steel panel storm shutters with designated storage in garage
- Decorative steel panel garage door
- Exterior gutters – per plan

Interior Design

- 9'4" ceilings on first floor
- 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; R-4.1 fi-foil insulation in concrete masonry walls, s, R-13 in frame walls, R-11 in garage common wall
- Corian® vanity tops 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) and 4" backsplash
- Black Whirlpool® smooth top range, over the range microwave and dishwasher
- Undermount stainless steel kitchen sink
- 1/3-hp garbage disposal
- Recessed lighting package
- Undercabinet slide-out trash and recycling bins

Flooring

- 13" x 13" Shaw® ceramic tile in foyer, kitchen, laundry, owner's bath and secondary baths (level 1)
- Quality carpet in a wide selection of colors

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
- Ventilated shelf and rod wire shelving in all closets, baths and linen closets (per plan)

Technology and Energy Efficiency

- 15 SEER system
- TV/data ports, number and location selected by buyer (per plan)
- Duplex outlet with dual USB port in kitchen and owner's suite (per plan)
- Ecobee4 Smart Thermostat with built-in Amazon Alexa Voice Services
- LED flush mounted lights throughout (per plan)
- Rocker light switches
- Ceiling fan pre-wire in great room and owner's suite
- 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

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 to personalize your home
- Taexx – Tubes in the Wall® pest control system
- Sentricon® with Always Active termite control

