

Exterior

- Masonry - concrete block construction (first floor)
- Sand stucco finish with raised stucco bands on all sides
- Architecturally designed finishes with accent stucco/siding
- Professionally designed color palettes to highlight community and architectural themes
- Elegant paver driveway and lead walk
- Acrylic painted decking on front porch
- Insulated fiberglass front entry door with Low-E glass
- Insulated, Low-E double pane vinyl windows
- Satin nickel Schlage® handle set
- Tyvek HomeWrap® by DuPont
- In-wall pest defense system
- Bora Care® termite treatment
- Carrier® 14 SEER high efficiency heat pump and a/c
- Decorative steel panel Wayne Dalton® insulated garage door with exterior coach light(s)
- Architectural roof shingles with 30 year warranty
- Professionally engineered roof trusses with hurricane tie-downs for wind protection
- Multi zone irrigation system
- Professionally designed landscaping package including Zoysia sodded yard, pine mulch landscape beds and an assortment of plants

Interior Design Features

- Knockdown ceilings and orange peel finished walls
- Rounded corner bead (per plan)
- Energy efficient R-38 ceiling and R-13 and R-4.1 Insulation in walls
- Sherwin Williams® durable interior paint in your choice of 5 custom colors
- Semi-gloss paint in kitchen and bathrooms
- Designer lighting package by Kichler
- Honeywell 7 Day Programmable thermostat
- Recessed lighting in kitchen (per plan)
- 9' 4" Ceilings on the first floor
- Stop-N-Drop with dual USB port (per plan)

Kitchen

- Whirlpool® Smooth top self-cleaning range, built-in microwave and dishwasher in stainless steel
- 1/2 hp garbage disposal
- Timberlake® 42" upper cabinets in Maple or Oak
- Granite kitchen countertops
- Island (per plan) for your cooking convenience

Flooring

- 17 x 17 Mohawk® ceramic tile in foyer, kitchen, laundry, master bath and secondary baths
- Mohawk® carpet in a variety of colors with five-year abrasive wear, stain and fade-resistance warranty and 6 lb carpet pad

Interior Trim

- Elegant raised six panel interior doors
- Schlage® satin nickel knob interior door hardware with a lifetime mechanical warranty
- Ventilated shelving for closets
- Painted composite window sills

Electrical

- Ceiling fan pre-wire in gathering room, master suite and all bedrooms
- RG6 cable TV outlets in gathering room, master suite and all bedrooms
- CAT 5 phone outlets in kitchen and master suite
- Duplex outlet with dual USB port in kitchen and master suite
- Rocker light switches
- Pre-wire for garage door opener
- Combination smoke and carbon monoxide detectors with battery back-up for safety
- Security system with 2 keypad prewires

Plumbing

- Durable, Ensemble garden tub by Kohler/Sterling in Master Bath (per plan)
- Adult height vanity in master bath
- Double sink vanity in master bath
- Cultured marble countertop in all baths
- Kohler/Sterling® elongated toilets
- Vikrell tub by Kohler/Sterling® in secondary baths with ceramic tiled walls
- Elegant Integra faucet collection by Moen® at kitchen sink
- Brantford faucet collection by Moen® in all baths
- Easy Care stainless steel kitchen sink by Kohler/Sterling®
- Icemaker connection at refrigerator
- Washer and dryer hook-ups
- Rheem® 50 gallon Electric Water Heater

Additional Exceptional Features

- First year builder warranty with 30-day and 11-month quality assurance team visit
- Ten year transferable, structural warranty by 2-10 Home Buyers Warranty
- Convenient one-stop-shopping with Mattamy Home Funding
- Personal consultation with professional design consultant at the Mattamy Homes Design Studio
- Quality assurance inspection prior to closing
- Professionally designed structural options to personalize your home

Effective December 20, 2014