



SUNSTONE LAKESIDE

INCLUDED FEATURES IN YOUR HOME

CURB APPEAL & CONSTRUCTION DETAILS

- Concrete tile roof with peel & stick underlayment
- Pavers on driveway, lead walk, front entry and lanai
- Architecturally designed exteriors with mixed elements and colors
- Exterior color palettes to highlight community and architectural themes
- Attractive landscaping package including Floratam sodded yard with irrigation, mulched landscape beds and an assortment of plants
- Concrete block construction on first floor perimeter walls
- Low carbon concrete
- Sherwin Williams® exterior paint
- Impact rated windows and sliding glass doors
- Engineered roof trusses with hurricane tie-downs for wind protection
- Steel panel garage doors
- Stylish coach lights (per elevation)
- Designer 8' fiberglass front door with glass insert per elevation
- Full wrap aluminum gutters

INTERIOR DESIGN

- 9'4" ceilings on first floor
- Flush mount LED lights (per plan)
- Orange peel texture walls and knockdown texture ceilings
- Sherwin Williams® durable interior paint
- Flat Low VOC paint for all interior walls
- Energy efficient insulation
- Quartz countertops in baths
- Level 2 shower wall tile in all baths

STYLISH KITCHEN

- Timberlake® wood 42" upper cabinets with crown molding
- Quartz countertops
- Stainless steel Whirlpool® smooth top self-cleaning gas range, over the range microwave and dishwasher (Energy Star® certified where available)
- Expansive island
- Undermount stainless steel kitchen sink with 1/3-hp garbage disposal
- Undercabinet trash and recycling bins

FLOORING

- 17" x 17" Shaw® ceramic tile in foyer, kitchen, laundry, owner's bath and secondary baths (Level 1)
- Quality carpet in a wide selection of colors (Level 1)

INTERIOR TRIM

- 5½" baseboard and 2¼" door casing
- Stylish lever interior door hardware
- Ventilated shelving in closets and laundry
- Painted wood window sills
- Solid surface sills in wet areas

ENERGY EFFICIENT & SMART SELECTIONS

- SEER2 energy-efficient cooling and heating system
- Rainwater & recycled water harvesting for common area irrigation
- Right-sized climate insulation
- TV/data ports, location selected by buyer (per plan)
- Duplex outlet with dual USB port in kitchen, owner's suite and stop & drop (per plan)
- Electric smart lock with handle set and deadbolt
- Ecobee Smart Thermostat with Built-in Amazon Alexa Voice Services
- Video Doorbell - with app, video recording and 2-way communication
- ClareOne™ Touchscreen Panel - smart home control & security capabilities
- Exterior smart light (1)
- Ceiling fan pre-wire in great room and bedrooms (per plan)
- Washer and dryer (gas) hook-ups
- Combination smoke and carbon monoxide detectors with battery back-up for safety
- Smart Wi-Fi 1/2-HP garage door opener with 2 remotes per garage (quantity per plan)

PLUMBING

- 50-gallon natural gas water heater
- Elegant designer faucet collection
- Elongated commodes
- PEX/CPVC 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
- Taexx – Tubes in the Wall® pest control system
- Sentricon® eco-friendly Always Active termite control
- White glove appointment with Edmonson Electric after close

NEW HOME GALLERY ADDRESS: 18150 Wellspring Ct, Venice, FL 34293

DISCOVER THE MATTAMY WAY AT mattamyhomes.com/WellenPark



All features are subject to change without notice or obligation and are subject to availability. Please see New Home Counselor to review complete specifications and plans. The specific features in a home may vary from home to home and from one community to another. Mattamy Homes reserves the right to substitute equipment, material, appliances and brand names with items of equal or higher value, in its sole discretion. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see New Home Counselor

