



LAKESPUR

INCLUDED FEATURES IN YOUR HOME

CURB APPEAL & QUALITY CONSTRUCTION

- Concrete tile roof with peel & stick underlayment
- Pavers on driveway, lead walk, front entry
- Coastal-inspired exteriors with designer selected exterior colors
- Attractive landscaping package including Floratam sodded yard with irrigation, mulched landscape beds and an assortment of plants
- Concrete block construction on first and second floor perimeter walls (per plan)
- Covered lanai or balcony with acrylic-finished floor
- Impact rated windows, sliding glass doors and front door
- Engineered roof trusses with hurricane tie-downs for wind protection
- Steel panel garage doors
- Stylish coach light (per plan)
- Designer 8' fiberglass front door with glass insert (per plan)
- Aluminum gutters on front and rear of home
- Sherwin Williams® exterior paint
- PEX/CPVC potable water piping

STYLISH KITCHEN

- Designer wood 36" upper cabinets
- Quartz countertops with 4" backsplash
- Stainless steel Whirlpool® electric smooth top range, over the range microwave, refrigerator and dishwasher
- Expansive island
- Undermount stainless steel kitchen sink with 1/3-hp garbage disposal
- Undercabinet trash and recycling bins

INTERIOR DESIGN

- 9'4" ceilings on second floor (per plan)
- Flush mount LED lights (per plan)
- Sherwin Williams® durable Low VOC paint for all interior walls
- Orange peel texture walls and knockdown texture ceilings
- Elegant designer faucet collection
- Quartz countertops in baths
- Shower wall tile (level 1)
- Elongated commodes

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 with 7/16" 5lb pad (Level 1)

ENERGY EFFICIENT & SMART SELECTIONS

- SEER2 energy-efficient cooling and heating system
- Low carbon concrete
- Rainwater & recycled water harvesting for common area and homesite irrigation
- Right-sized climate insulation
- Hybrid hot water heater
- Washer and dryer
- Ecobee Smart Thermostat compatible with Amazon Alexa Voice Services
- Video Doorbell - with app, video recording and 2-way communication
- ClareOne™ Touchscreen Panel - smart home control & security capabilities
- TV/data ports (per plan)
- Duplex outlet with dual USB port in kitchen, and Primary Suite (per plan)
- Electric smart lock with handle set and deadbolt
- Exterior smart light for entry lighting
- Ceiling fan pre-wire in great room and bedrooms (per plan)
- 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)

INTERIOR TRIM

- 3¼" 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

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: 17330 Moonflower Drive, Venice, FL 34293

DISCOVER THE MATTAMY WAY AT mattamyhomes.com/WellenPark



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