



KENSINGTON PLACE - TOWNHOMES

INCLUDED FEATURES IN YOUR HOME

ENERGY-EFFICIENT FEATURES

- Airtight poly sealant foam around windows, doors, and base plates
- Foam compression weather-stripping on all exterior doors
- Minimum 15 SEER Rated HVAC system (10 yr. parts and labor warranty included)
- High Efficiency 80% AFUE sealed gas furnace
- Wi-Fi enabled Ecobee® thermostat, smart phone compatible
- Energy Efficient Vinyl Windows with Low E3 glazing
- Rheem® Tankless water heater
- Moen® water saving plumbing fixtures
- PEX freeze tolerant plumbing system
- Energy Star® kitchen appliances
- Kwikset® keyless entry lock with Z-wave technology for smartphone
- Wi-Fi enabled garage door opener
- LED disk lighting throughout
- Smoke detectors with battery back-up
- Carbon monoxide detectors with battery back-up
- Weather sensing irrigation control
- Third party Energy Raters conduct on site testing to verify energy efficiency, air tightness, and duct sealing on every home

DESIGNER KITCHEN FEATURES

- Raised Panel Oak Cabinets with 42" uppers
- Satin nickel cabinet door and drawer pulls
- Luxurious Quartz Countertops
- Designer ceramic tile backsplash
- Whirlpool® 30" Gas Slide-In Smart Range with cast iron grates
- Whirlpool® Over the Cooktop Microwave with exterior ventilation
- Whirlpool® High Efficiency Dishwasher
- Under-mount Stainless Steel Single Double Bowl Sink
- Moen® Stainless Steel Single Lever faucet with pull out sprayer
- Moen® Garbage disposal
- 1 electrical outlet with USB Connection

LUXURIOUS BATH FEATURES

- Designer inspired shower in Owner's Suite with ceramic wall tiles to ceiling
- Moen® plumbing fixtures with brushed nickel finish
- Satin nickel finish cabinet hardware, accessories and lighting fixtures in all baths
- 36" vanities with frameless mirrors in Owner's Suite and Secondary baths
- Designer ceramic tile in all baths
- Elegant Engineered marble countertops with rectangular drop-in rectangular bowl
- Pedestal sink with framed mirror in Powder Bath (per plan)

ELEGANT INTERIOR FEATURES

- Large Format, Low-maintenance plank flooring in Entry Foyer, Kitchen, Dining Room, Family Room, Mud Room, and Garage Entry (per plan)
- Designer Ceramic tile in baths and utility
- Signature oversized 5" baseboards throughout
- Durable, plush, stain resistant carpet
- 10' Ceilings with modern 6 panel, 8' interior door on main floor
- Luxury crown molding in Owner's Suite
- Soft touch Decora rocker switches throughout
- Ceiling fans with decorative light kit in Owner's Suite, Family Room, and Game Room (per plan)
- 30" Structured Wiring Media Enclosure
- Upgraded CAT6 wiring infrastructure
- CAT6/RG-6 outlets in Family Room and Owner's Suite
- CAT6 outlet at Study/Flex Room (per plan)
- CAT6 outlet for wireless access point
- Contemporary solid wood spindles; oak handrail with starter step and newel post, finished on site (per plan)
- Privacy Locks on All Baths and Owner's Suite doors
- Walk-In Closets (per plan)

QUALITY CONSTRUCTION & EXTERIOR FEATURES

- Dramatic Brick and Natural Stone Exteriors (per plan)
- Welcoming entrance with bricked porches and 8' tall mahogany door
- Metal garage door with garage door opener
- Multi-dimensional composition shingles with 30 year warranty
- Fiber cement exterior siding, fascia and trim for low maintenance exterior
- 240 volt 50 amp outlet at garage (per plan)
- Coach lights at entry and garage (per plan)
- GFI Weatherproof outlets, Front and Rear (per plan)
- Front and Rear Anti-Siphon Water Faucets
- Brushed finished concrete driveways and lead walk
- Full gutters around perimeter of the home
- Fully sodded home sites with generous landscape package
- Professionally Engineered Post-Tension Foundation inspected and certified
- Structurally engineered and seal-stamped by a third party engineering firm
- One-Year Workmanship, Two-Year Mechanical Warranty, and a Ten-Year Structural Limited Warranty
- Pre-Construction, Pre-Drywall and Pre-Closing orientations with your community Construction Manager
- Boracare® termite treatment on perimeter of home
- Taexx® in wall pest control system

SALES CENTER ADDRESS: 1917 Diyaa Court, Farmers Branch, Texas 75234

SALES CENTER PHONE NUMBER: 469-414-9257

DISCOVER THE MATTAMY WAY AT mattamyhomes.com

Purchaser's Signature: _____

Purchaser's Signature: _____



If home buyer is working with a licensed Texas Real Estate agent or Broker, the agent or Broker must accompany and register buyer on the first visit to the community. Mattamy Homes reserves the right to modify features or adjust pricing without notice. No offer is valid until accepted and approved by Mattamy Homes. Equal Housing Builder. Print 3/16/2021

EFFECTIVE DATE: MAY 02,2022