



# MAGNOLIA PARK THs

## INCLUDED FEATURES IN YOUR HOME

### EXTERIOR FEATURES

- Low-Maintenance Vinyl Siding with Front Architectural Details (Per Elevation)
- Architectural Fiberglass Shingles w/ 30-Year Manufacturer's Warranty
- Synthetic Roof Underlayment
- Seamless Aluminum Gutters with Downspouts
- Spacious 1 & 2-Car Garages w/ ½ HP Door Opener & Remote(s)
- Garage Doors w/ Glass Inserts & Decorative Hardware
- Sheet-Rocked Garage Walls
- Professional Landscaping Package Including Foundation Plantings
- Full Yard Bermuda Sod
- Fiberglass Front Door (Styled Per Elevation)
- 8' Full View Patio Doors (Per Plan)
- Single-Hung, Vinyl, Tilt Sash, Insulated, Double Pane, Energy Efficient "Low-E" Windows w/ Integrated Front Window Grills (Styled Per Elevation) & Full-View Windows on Sides and Rear
- 10x10 Rear Patios w/ 6' Vinyl Privacy Dividers
- 2 Hose Bibs (Garage & Rear)
- Front & Rear Exterior Electrical Receptacles (Per Code)
- Monolithic Slab Foundation
- Community Mailbox Center

### INTERIOR FEATURES

- Enhanced Vinyl Plank Flooring on First Floor
- Luxurious Carpet w/ Buyer's Choice of Color
- 9' Ceilings on First Floor
- Two-Tone Interior Paint: Walls & Trim
- Smooth-Finished Ceilings, Painted Wall Color
- Solid Oak Stained Handrail (Per Plan)
- Two-Panel Interior Doors
- 3 ¼" Colonial Baseboard and 2 ¼" Door Casing, Stool & Apron at Windows
- Ventilated Closet Shelving System
- Ceiling Fan Pre-Wire in Great Room
- Decorative Flushmount Light Fixtures in Great Room, Bedrooms and Loft (Per Plan)
- LED Disc Lighting in Hallways, Kitchen & Dining (Per Plan)
- Garage Entry Drop Zones (Per Plan)
- Pull-Down Stair to Attic Storage (Per Plan)

### KITCHEN

- Full Overlay Kitchen Cabinets w/ 36" Uppers, Decorative Knobs & Soft-Close Doors
- Granite Countertops with 50/50 Stainless Steel 9" Deep Under-Mount Sink
- Ceramic Tile Backsplash
- Stainless Steel Appliance Package Includes: Smooth-Top Electric Range w/ Self-Cleaning Oven, Over-the-Range Vented Microwave, Dishwasher, & 1/3 HP Disposal
- Double Pull-Out Trash & Recycling Cabinet
- Moen® Chrome Kitchen Faucet w/ Single Lever & Separate Sprayer
- LED Disc Lighting (Per Plan)

### BATHS/LAUNDRY

- Fiberglass Walk-In Shower w/ Glass Enclosure in Owner's Bath
- (1) LED Disc Light over Owner's Shower
- 36" Tall Vanities w/ Quartz Countertops
- Double Vanities in Owner's Bath, (1) Sink in Secondary Baths (Per Plan)
- Elongated Toilets
- Easy-Clean Shower/Tub Combo in Secondary Baths
- Moen® Chrome Finish Plumbing Fixtures
- Chrome Bathroom Light Fixtures & Accessories
- Pedestal Sink w/ Oval Mirror in Powder Room (Per Plan)
- Scuff-Resistant Vinyl Flooring in Full Baths & Laundry

### EXTRA VALUES

- 50-Gallon Electric Water Heater (Installed in Garage)
- Moisture Barrier Whole House Wrap
- Integrated Taexx® Pest Control-Ready System Installed Inside of Wall Cavities
- Sentricon® Termite Protection w/ 1-Yr Warranty
- (1) Cat5e Data Line (Great Room) and (2) RG6 Digital CATV Lines (Great Room and Owner's Suite) w/ Fiber-Ready Line Run to Exterior
- Smoke Alarms w/ Battery Back-Up in Each Bedroom, First and Second Floor Common Areas with one as Integrated Carbon Monoxide Detector Per Floor
- 3 Orientations w/ Mattamy Homes Representative: Pre-Construction, Pre-Drywall, Pre-Closing (Homesite Stage Specific)
- Private Consultation w/ Professional Design Specialist (Homesite Stage Specific)
- 10-Year Limited Structural Warranty
- 1-2-10 Mattamy Homes Builder Warranty
- Homeowner's Manual Provided

### HEALTHY HOMES

- Energy Efficient 15 SEER HVAC Heat Pump System
- Whole Home MERV 11 Filter
- Foil-Backed OSB Tech-Shield® Radiant Heat Barrier Roof Sheathing
- ecoSelect™ Certified for High Efficiency
- Independent Third Party HERS Certification Program

### SMART HOMES

- Ecobee® Smart Thermostat w/ Built-In Amazon Alexa Voice Services (Primary Zone)
- Digital Programmable Thermostats (Secondary Zones)

PURCHASER: \_\_\_\_\_ DATE: \_\_\_\_\_

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SALES CENTER ADDRESS: 133 Magnolia Park Drive, Garner, NC 27529  
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DISCOVER THE MATTAMY WAY AT [www.mattamyhomes.com](http://www.mattamyhomes.com)

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