



OAK PARK

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
- Front, Rear, & Side Roof Overhangs
- Synthetic Roof Underlayment
- Seamless Aluminum Gutters with Downspouts
- Spacious Garages w/ ½ HP Door Opener & 2 Remotes
- Solid Garage Doors and Sheet-Rocked and Taped Garage Walls
- Professional Landscaping Package Including Foundation Plantings
- Full Yard Bermuda Sod to Natural Areas (Per Homesite)
- Fiberglass Front Door (Styled Per Elevation)
- 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
- Screens on All Operable Windows
- Stem-Wall Slab Homesites to include Rear Patio (Sized Per Plan)
- Crawl Space Homesites to include Rear Deck & Steps to Grade (Sized Per Plan)
- 2 Frost-Resistant Hose Bibs at Exterior
- Front & Rear Exterior Electrical Receptacles (Per Code)
- 1 Pair of Flood Lights
- Stem Wall Slab or Crawl Space Foundation with Stone Veneer on Front of Foundation and Brick on Sides and Rear (Homesite Specific)
- Community Mailbox Center

INTERIOR FEATURES

- Enhanced Vinyl Plank Flooring in Entry Foyer, Powder Room, Kitchen, Breakfast Area, Formal Dining & Garage Entry (Per Plan)
- 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 w/ Decorative Painted Wood Spindles on 1st Floor Only (Per Plan)
- Two-Panel, Arched, Beaded Interior Doors
- 3 ¼" Colonial Baseboard and 2 ¼" Door Casing, Stool & Apron at Windows
- Ventilated Closet Shelving System w/ Super-Slider Upgrade
- 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 & Breakfast (Per Plan)
- Advanced Shrink-Resistant Caulking Throughout Home
- Drop Zones (Per Plan)
- Pull-Down Stair to Attic Access (Per Plan)

KITCHEN

- Maple Kitchen Cabinets w/ 36" Uppers & Decorative Knobs
- Granite Countertops with 50/50 Stainless Steel 9" Deep Under-Mount Sink
- Ceramic Tile Backsplash
- Whirlpool® Energy-Efficient 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 Pan Shower in Owner's Bath w/ Ceramic Wall Tile Surround & Glass Door (Per Plan)
- Ceramic Tile Floors in Owner's Bath
- (1) LED Disc Light over Owner's Shower
- 36" Tall Vanities w/ Quartz Countertops in All Baths
- Double Vanities in Owner's Bath, (1) Sink in Secondary Baths (Per Plan)
- Easy-Clean Shower/Tub Combo in Secondary Baths
- Moen® Chrome Finish Plumbing Fixtures
- Chrome Bathroom Light Fixtures & Accessories
- Pedestal Sink with Oval Beveled Edge Mirror in Powder Room (Per Plan)
- Scuff-Resistant Vinyl Flooring in Secondary Baths & Laundry

EXTRA VALUES

- 50-Gallon Electric Water Heater (Installed in Garage)
- Moisture Barrier Whole House Wrap
- Integrated Taexx® Pest Control System Installed Inside of Wall Cavities
- Sentricon® Termite Protection
- (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
- Private Consultation w/ Professional Design Specialist
- 10-Year Limited Structural Warranty
- 1-2-10 Mattamy Homes Builder Warranty
- Homeowner's Manual Provided

HEALTHY HOMES

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

SMART HOMES

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

PURCHASER: _____ DATE: _____

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SALES CENTER ADDRESS: 108 Gunderson Lane, Garner, NC
SALES CENTER PHONE NUMBER: (919) 887-8570
DISCOVER THE MATTAMY WAY AT www.mattamyhomes.com

40' & 50' SPIRIT SERIES



Mattamy Homes reserves the right to modify features or adjust pricing without notice. Included Features are community specific. Not all features are available with all floor plans. No offer is valid until accepted and approved by Mattamy Homes. Please see your new home Counselor for details. Equal Housing Builder. Revised 4-26-22.