



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
- High Efficiency 80% AFUE sealed gas furnace
- Wi-Fi enabled Ecobee® thermostat, smart phone compatible
- Energy Efficient Vinyl Windows
- Kwikset® keyless entry lock with Z-wave technology for smartphone
- Tankless water heater
- Moen® water saving plumbing fixtures
- PEX freeze tolerant plumbing system
- Energy Star® kitchen appliances
- 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 Cooktop / Electric Oven below
- Whirlpool® Over the Cooktop Microwave with exterior ventilation
- Whirlpool® High Efficiency Dishwasher
- Under-mount Stainless Steel Single 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 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
- Soft touch Decora rocker switches throughout
- Ceiling fans with decorative light kit in master, family 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
- 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: _____



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EFFECTIVE DATE: February 01, 2023