



FAIRVIEW PARK

INCLUDED FEATURES IN YOUR HOME

EXTERIOR FEATURES

- Low Maintenance HardiPlank ColorPlus® Siding w/ Whole Home Wrap, Crown Moulding & Stained Beadboard Porch Ceilings
- Crawl Space Foundation with Stone Veneer Front and Wrapped Corners (Per Plan)
- Architectural Fiberglass Shingles w/ 30-Year Manufacturer's Warranty
- Synthetic Roof Underlayment
- 12" Front, Rear, & Side Roof Overhangs, Excluding Dormers
- Seamless Aluminum Gutters with Downspouts
- Spacious 2-Car Garages w/ ½ HP Garage Door Opener & 2 Remotes
- Garage Door(s) with Glass (Per Elevation), Faux Door Hardware, and Sheet-Rocked & Taped Walls
- Perimeter Landscaping Package with Full Yard Bermuda Sod in Cleared Areas. Clearing Limits to be Set by Builder, up to 30' Behind Rear Home Corners (Per Lot)
- Decorative Fiberglass Front Door (Per Elevation)
- Single Cylinder Deadbolts on Front & Rear Exterior Doors (Per Plan)
- Single-Hung, Vinyl, Tilt Sash, Insulated, Double Pane, Energy Efficient "Low-E" Windows w/ Integrated Window Grills on Front Windows (Style Per Elevation)
- Screens on All Operable Windows
- Covered Porch w/ Grill Deck (Per Plan)
- 2 Frost-Resistant Hose Bibs at Exterior
- Exterior Electrical Receptacles Front & Rear (Per Code)
- Broom-Finished Concrete Driveway, Front Walks and Front Porch w/ Flagstone Steps and Flagstone Border at Front Porch
- 2 Pair of Exterior Flood Lights
- Community Mailbox Center

INTERIOR FEATURES

- 9' Ceilings on First Floor & Second Floor
- Mudroom Bench and Lower Cubbies (Per Plan)
- Upgraded Enhanced Vinyl Plank Flooring (Level 3) in Entry Foyer, Dining Room, Kitchen, Breakfast Nook & Powder Room (Per Plan)
- Luxurious Carpet w/ Buyer's Choice of Color
- Three-Tone Interior Paint: Walls, Ceiling, & Trim
- Smooth-Finished Bright White Ceilings
- Advanced Shrink-Resistant Caulking used throughout Home
- 36" Direct-Vent Natural Gas Fireplace in Great Room with Slate Surround, & Painted Mantel
- Solid Oak Stained Handrail (Per Plan) w/ Painted Decorative Wood Spindles (First Floor)
- 8' Five-Panel Interior Doors on First Floor (Per Plan)
- 2 ¼" Door & Window Casing Throughout
- 4 ¼" Baseboard Throughout
- 4" 5/8" One-Piece Crown Moulding in Entry Foyer & Dining
- Two-Piece Chair Rail in Dining Room (Per Plan)
- Shadow Box Wainscoting in Dining Room (Per Plan)
- Upgraded, "Super-Slider" Ventilated Shelving in All Closets
- Ceiling Fans with Light Kit in Great Room and Covered Porch (Per Plan)
- Brushed Nickel Lighting Package
- LED Recessed Lights Placed Per Plan

KITCHEN

- Stainless Steel Appliances: Self-Cleaning Natural Gas Range, Dishwasher, Disposal, Over-the-Range Vented Microwave
- Moen® Camerist Stainless Kitchen Faucet
- Kitchen Cabinets: 42" Maple Uppers w/ Crown Moulding and Cabinet Hardware Throughout
- Granite Countertops with 50/50 Stainless Steel, 9" Deep, Under-Mount Sink w/ Ceramic Tile Backsplash (Level 1)

BATHS/LAUNDRY

- Ceramic Tile Floors in All Full Baths & Laundry (Level 1)
- Fiberglass Pan Shower in Owner's Bath w/ Ceramic Wall Tile Surround, (Level 1)
- Fiberglass Tub/Shower Combo in Secondary Baths
- 36" Tall Vanities w/ Quartz Countertops
- Pedestal Sinks in Powder Rooms (Per Plan)
- Moen® Chrome Plumbing Fixtures, Owner's Bath Shower Enclosure, and Bath Accessories
- Chrome Bath Light Fixtures
- Elongated Toilets Throughout

EXTRA VALUES

- Integrated Taexx® Pest Control System Installed Inside Wall Cavities
- Sentricon® Termite Protection
- (1) Cat5e Data Line and (2) RG6 Digital CATV Lines
- Smoke Alarms w/ Battery Back-Up in Each Bedroom, First and Second Floor Common Areas w/ one as Integrated Carbon Monoxide Detector Per Floor
- Three Orientations with a Builder Representative: Pre-Construction, Pre-Drywall, Pre-Closing
- Private Consultation w/ Professional Design Consultant
- 1-2-10 Mattamy Homes Builder Warranty
- Homeowner's Manual Provided
- 10-Year Limited Structural Warranty
- AdvanTech™ Subfloors on First Floor
- 200 Amp Electrical Service (Per Plan)

HEALTHY & SMART HOME FEATURES

- Lennox® Energy Efficient 14-SEER HVAC w/ Natural Gas Heat
- Whole Home MERV 11 Filter
- Natural Gas 50-Gallon Water Heater in Garage
- ecoSelect™ Certified for High Efficiency
- Independent Third Party HERS Certification Program
- Ecobee® Smart Thermostat w/ Built-In Amazon Alexa Voice Services (Primary Zone)
- Digital Programmable Thermostats (Secondary Zones, Per Plan)
- 1 Smart Video and Intercom Doorbell (Ring Pro®)
- Foil-Backed OSB Tech-Shield® Radiant Heat Barrier Roof Sheathing

PURCHASER: _____ DATE: _____

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NEW HOME GALLERY: 1016 Manchaca Loop Dr, Apex, NC | (919) 887-8164
DISCOVER THE MATTAMY WAY AT www.mattamyhomes.com

50' TRADEMARK SERIES



The specific features in a home may vary from home to home and from one community to another. Mattamy Homes reserves the right to substitute equipment, material, appliances and brand names with items of equal or higher value, in its sole discretion. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see your actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features. Equal Housing Builder. #49775. Revised 4-26-22.