



# VAUGHAN FARMS THs

## INCLUDED FEATURES IN YOUR HOME

### EXTERIOR FEATURES

- James Hardie® ColorPlus Siding & Fiber Cement Soffits with Whole Home Wrap & White Beadboard Porch Ceilings
- Architectural Fiberglass Shingles
- Synthetic Roof Underlayment
- Seamless Aluminum Gutters with Downspouts
- 1-Car Garages with ½ HP Door Opener & Remote
- Garage Doors with Glass Inserts & Decorative Hardware
- Sheet-Rocked Garage Walls
- Professional Landscaping Package Including Foundation Plantings
- Full Yard Bermuda Sod
- 8'0 H Fiberglass Front Door (Styled Per Elevation)
- 8'0 H Full View Patio Doors (Per Plan)
- Single-Hung, Vinyl, Tilt Sash, Insulated, Double Pane, Energy Efficient "Low-E" Windows with Integrated Front Window Grills (Styled Per Elevation) & Full-View Windows on Sides and Rear
- Rear Patios with Vinyl Privacy Dividers
- 2 Hose Bibs (Garage & Rear)
- Front & Rear Exterior Electrical Receptacles (Per Code)
- Monolithic Slab Foundation
- Community Mailbox Center

### INTERIOR FEATURES

- Vinyl Flooring on First Floor
- Luxurious Carpet with Buyer's Choice of Color
- 9' Ceilings on First Floor
- Interior paint: Extra White Walls and Ceiling
- Solid Oak Stained Handrail with Kneewall
- Five-Panel Interior Doors
- 1x4 Craftsman Style Door Casing, Stool & Apron at Windows
- 1x6 Craftsman Style Baseboard
- Ventilated Closet Shelving System
- Ceiling Fan Pre-Wire in Owner's Suite
- Decorative Flushmount Light Fixtures in Great Room, Bedrooms and Loft
- LED Disc Lighting in Hallways, Kitchen & Dining (Per Plan)
- Pull-Down Stair to Attic Access

### KITCHEN

- Full Overlay Kitchen Cabinets with 36" Uppers with Decorative Knobs
- Granite Countertops with 50/50 Stainless Steel 9" Deep Under-Mount Sink
- Ceramic Tile Backsplash
- Stainless Steel Appliance Package Includes: Smooth-Top Electric Range with Self-Cleaning Oven, Over-the-Range Vented Microwave, Dishwasher & Disposal
- Double Pull-Out Trash & Recycling Cabinet
- Moen® Chrome Kitchen Faucet
- LED Disc Lighting

### BATHS/LAUNDRY

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

### EXTRA VALUES

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

### HEALTHY & SMART HOME FEATURES

- Energy Efficient 15 SEER HVAC Heat Pump System
- Whole Home MERV 11 Filter
- Foil-Backed OSB Radiant Heat Barrier Roof Sheathing
- ecoSelect™ Certified for High Efficiency
- Independent Third Party HERS Certification Program
- Ecobee® Enhanced Thermostat (Primary Zone)
- Ecobee® Lite Thermostat (Secondary Zones, Per Plan)

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

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SALES CENTER ADDRESS: 10 Twin Birch Drive, Angier, NC27501  
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DISCOVER THE MATTAMY WAY AT [www.mattamyhomes.com](http://www.mattamyhomes.com)

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The specific features in a home may vary from home to home and from one community to another. Not all features are available with all floorplans. 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. Mattamy Homes, the Mattamy logo are U.S. registered service marks or service marks of Mattamy Homes and/or its subsidiaries. Construction License Raleigh (NC): 49775. (Revised 05-07-25)