



FOX FIELD FARMS

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 Garage Walls
- Full Bermuda Sod Front Yard and Up to 30' in Rear Yard; Side Yard having a minimum of 25' from the home, subject to lot constraints (Per Homesite)
- 8' Fiberglass Front Door (Per Elevation)
- 8' Full-View Sliding Patio Door (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
- Rear Patio (Sized Per Plan)
- 2 Hose Bibs
- Front & Rear Exterior Electrical Receptacles (Per Code)
- Monolithic Slab or Crawl Foundation (Homesite Specific)
- Community Mailbox Center

INTERIOR FEATURES

- Vinyl Flooring in Entry Foyer, Powder Room, Kitchen & Mudroom (Per Plan)
- Luxurious Carpet w/ Buyer's Choice of Color
- 9' Ceilings on First Floor
- Interior paint: Extra White Walls and Ceiling
- Solid Oak Stained Handrail (Per Plan)
- 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 Primary Suite
- Ceiling Fan Pre-Wire in Great Room with 4 LED Disc Light
- Decorative Flushmount Light Fixtures in Bedrooms and Loft (Per Plan)
- LED Disc Lighting in Hallways & Kitchen (Per Plan)
- Garage Entry Drop Zones (Per Plan)

KITCHEN

- Kitchen Cabinets w/ 36" Uppers & Decorative Knobs
- Granite Countertops with Stainless Steel 9" Deep Under-Mount Sink
- Stainless Steel Appliance Package Includes: Electric Range w/ Self-Cleaning Oven, Over-the-Range Vented Microwave, & Dishwasher
- Double Pull-Out Trash & Recycling Cabinet
- Moen® Chrome Kitchen Faucet
- 2 Pendant Prewires Over Island (Per Plan)
- LED Disc Lighting (Per Plan)

BATHS/LAUNDRY

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

EXTRA VALUES

- 50-Gallon Electric Hot 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
- Two Cat5e Data Lines
- 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 (Based on Time of Contract)
- Private Consultation w/ Professional Design Specialist, as needed
- 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
- Independent Third Party HERS Certification Program
- Ecobee® Enhanced Thermostat (Primary Zone)
- Ecobee® Lite Thermostat (Secondary Zones, Per Plan)

NEW HOME GALLERY ADDRESS: 144 Thomas Store Drive, Broadway, NC 27505
NEW HOME GALLERY PHONE NUMBER: (984) 384-4966
DISCOVER THE MATTAMY WAY AT www.mattamyhomes.com

CAROLINA SERIES



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 09.10.2026)