



# BEDFORD AT FLOWERS PLANTATION

## INCLUDED FEATURES IN YOUR HOME

### Exterior Features

- Low-Maintenance Vinyl Siding with Front Window Pediments (Per Elevation)
- Synthetic Roof Underlayment
- Architectural Fiberglass Shingles w/ 30-Year Manufacturer's Warranty
- Seamless Aluminum Gutters with Downspouts
- 12" Front, Rear, & Side Roof Overhangs
- Spacious Garages w/ ½ HP Door Opener & 2 Remotes
- Sheet-Rocked and Taped Garage Walls
- Professional Landscaping Package Including Foundation Plantings, Full Yard Bermuda Sod to Natural Areas (Per Lot)
- Clearing up to 30' From Rear Corners of Home (Per Lot)
- Single Cylinder Deadbolts on all Exterior Doors
- Concrete Driveway & Front Walks
- 10x10 Rear Patio (Per Plan)
- Fiberglass Front Door (Per Plan, Per Elevation)
- Single-Hung, Vinyl, Tilt-Sash, Insulated, Double-Pane, Energy Efficient "Low-E" Windows w/ Integrated Grills on Front Elevations (Per Plan)
- Screens on All Operable Windows
- 2 Frost-Resistant Hose Bibs at Exterior
- Front & Rear Exterior Electrical Receptacles (Per Code)
- 1 Pair of Flood Lights
- Monolithic Slab or Crawl Space Foundation (Per Lot)
- Community Mailbox Center

### Interior Features

- 9' Ceilings on First Floor
- Enhanced Vinyl Plank Flooring in Entry Foyer, Powder Room & Kitchen (Per Plan)
- Luxurious Carpet w/ Buyer's Choice of Color
- Two-Tone Interior Paint to include Walls & Trim
- Smooth-Finished Ceilings
- Advanced Shrink-Resistant Caulking throughout Home
- 36" Direct-Vent Fireplace with Gas Logs, Painted Mantel and Slate Surround (Per Plan)
- Two-Panel, Arched, Beaded Interior Doors
- 3 ¼" Colonial Baseboard and 2 ¼" Door Casing
- Ventilated Closet Shelving System w/ Super-Slider Upgrade
- Solid Oak Stained Handrail (Per Plan) w/ Decorative Painted Wood Spindles on First Floor
- Drop Zones (Per Plan)
- Pull-Down Stair to Attic Storage (Per Plan)
- 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 (Per Plan)

### Kitchen

- Stainless Steel Appliance Package: Natural Gas Range w/ Self-Cleaning Oven, Over-the-Range Vented Microwave, Dishwasher & Disposal
- Moen® Chrome Kitchen Faucet w/ Single Lever and Separate Sprayer

- Flat-Panel Kitchen Cabinets with 36" Uppers
- Granite Kitchen Countertops w/ Ceramic Tile Backsplash
- 50/50 Stainless Steel, 9" Deep Under-Mount Sink
- LED Disc Lighting (Per Plan)

### Baths/Laundry Area

- Fiberglass Shower with Glass Enclosure in Owner's Bath
- Ceramic Tile Floors in Owner's Bath
- Easy-Clean Fiberglass Tub/Shower Combo in Secondary Baths
- Scuff-Resistant Vinyl Flooring in Secondary Full Baths and Laundry
- 36" Tall Vanities w/ Quartz Countertops
- Moen® Chrome Finish Plumbing Fixtures
- Chrome Light Fixtures and Accessories
- Pedestal Sink in Powder Room w/ Oval Beveled Edged Mirror (Per Plan)
- Full-View Plate Glass Mirrors at All Vanities
- Elongated Toilets Throughout

### Extra Values

- Moisture Barrier Whole House Wrap
- Smoke Alarms w/ Battery Back-Up in Each Bedroom and First & Second Floor Common Areas w/ one Integrated Carbon Monoxide Detector Per Floor
- (1) Cat5e Data Lines and (2) RG6 Digital CATV
- 50-Gallon Natural Gas Water Heater (installed in Garage)
- 200 AMP Electrical Service
- Integrated Taexx® Pest Control System Installed Inside Wall Cavities
- Sentricon® Termite Protection
- Three Orientations with a Builder Representative: Pre-Construction, Pre-Drywall, Pre-Closing
- 10-Year Limited Structural Warranty
- 1-2-10 Mattamy Homes Builder Warranty
- Private Consultation w/ Professional Design Specialist
- 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® Enhanced Smart Thermostat (Primary Zone)
- Ecobee® Lite Thermostats (Secondary Zones, Per Plan)

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

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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 8-3-23)

