



# BRIAR GATE

## 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
- Professional Landscaping Package Including Foundation Plantings, Full Yard Bermuda Sod
- Fiberglass Front Door (Per Elevation)
- Front Porch Rails (Installed Per Code Only)
- 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
- Screens on All Operable Windows
- Rear Patio (Sized Per Plan)
- 1 Gas Line Stub-Out pre-installed at Rear Patio for Future Homeowner Connection
- 2 Frost-Resistant Hose Bibs at Exterior
- Front & Rear Exterior Electrical Receptacles (Per Code)
- 1 Pair of Flood Lights
- Monolithic Slab Foundation
- Community Mailbox Center

### INTERIOR FEATURES

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

### KITCHEN

- Kitchen Cabinets w/ 36" Uppers & Decorative Knobs
- Granite Countertops with 50/50 Stainless Steel 9" Deep Under-Mount Sink
- Ceramic Tile Backsplash

- Whirlpool® Energy-Efficient Stainless Steel Appliance Package Includes: Natural Gas Range w/ Self-Cleaning Oven, Over-the-Range Vented Microwave, Dishwasher, & 1/3 HP Disposal
- Double Pull-Out Trash & Recycling Cabinet
- Moen® Chrome Kitchen Faucet w/ Single Lever & Separate Sprayer
- LED Disc Lighting (Per Plan)

### BATHS/LAUNDRY

- Fiberglass Walk-In Shower w/ Glass Enclosure in Owner's Bath
- (1) LED Disc Light over Owner's Shower
- 36" Tall Vanities w/ Quartz Countertops
  - Double Vanities in Owner's Bath (Per Plan)
  - (1) 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 Beveled Edge Mirror in Powder Room (Per Plan)
- Scuff-Resistant Vinyl Flooring in Full Baths & Laundry

### EXTRA VALUES

- 50-Gallon Gas Water Heater (Installed in Garage)
- Moisture Barrier Whole House Wrap
- Integrated Taexx® Pest Control System Installed Inside of 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 with one as Integrated Carbon Monoxide Detector Per Floor
- 3 Orientations w/ Mattamy Homes Representative: Pre-Construction, Pre-Drywall, Pre-Closing
- Private Consultation w/ Professional Design Specialist
- 10-Year Limited Structural Warranty
- 1-2-10 Mattamy Homes Builder Warranty
- 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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SALES CENTER ADDRESS: 713 Briar Gate Drive, Holly Springs, NC  
SALES CENTER PHONE NUMBER: (919) 752.8978  
DISCOVER THE MATTAMY WAY AT [www.mattamyhomes.com](http://www.mattamyhomes.com)

40' SPIRIT SERIES



Mattamy Homes reserves the right to modify features or adjust pricing without notice. Included Features are community specific. Not all features are available with all floor plans. No offer is valid until accepted and approved by Mattamy Homes. Please see your new home Counselor for details. Equal Housing Builder. Revised 8-2-23.