



BENT TREE

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
- 12" Front, Rear & Side Roof Overhangs
- Synthetic Roof Underlayment
- Seamless Aluminum Gutters with Downspouts
- Spacious Garages w/ ½ HP Door Opener & 2 Remotes
- Garage Doors w/ Glass Inserts (Per Elevation), Sheet-Rocked & Taped Garage Walls
- Professional Landscaping Package Including Foundation Planting, clearing 30' From Rear Corners of Home (Per Lot)
- Full Yard Bermuda Sod
- Fiberglass Front Door (Per Elevation)
- 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 Patios (Sized Per Plan)
- 8' Full View Patio Doors (Per Plan)
- 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, Kitchen, Dining and Powder Room (Per Plan)
- Luxurious Carpet w/ Buyer's Choice of Color
- 9' Ceilings on First Floor
- Two-Tone Interior Paint: Walls & Trim
- Solid Oak Stained Handrail (Per Plan) with Decorative Painted Wood Spindles on First Floor
- 8' Two-Panel, Arched, Beaded Interior Doors (First Floor)
- 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 Brushed Nickel Finish Flushmount Light Fixtures in Great Room, Bedrooms and Loft (Per Plan)
- LED Disc Lighting in Hallways, Kitchen & Dining (Per Plan)
- Advanced Shrink-Resistant Caulking Throughout Home
- Drop Zones (Per Plan)
- Pull-Down Stair to Attic Storage (Per Plan)

KITCHEN

- Decorative Maple Kitchen Cabinets w/ 42" Uppers & Crown Moulding
- Granite Countertops with 50/50 Stainless Steel 9" Deep Under-Mount Sink
- Ceramic Tile Backsplash
- Whirlpool® Energy-Efficient Stainless Steel Appliance Package Includes: Smooth-Top Electric Range w/ Self-Cleaning Oven, Over-the-Range Vented Microwave, Dishwasher & Disposal
- Double Pull-Out Trash & Recycling Cabinet

- Moen® Camerist Chrome Kitchen Faucet w/ Single Lever & Separate Sprayer
- LED Disc Lighting (Per Plan)

BATHS/LAUNDRY

- Fiberglass Walk-In Shower w/ Ceramic Tile Surround and Glass Enclosure in Owner's Bath
- (1) LED Recessed Can over Owner's Shower
- Ceramic Tile Flooring in Owner's Bath
- 36" Tall Vanities w/ Quartz Countertops
- Double Vanities in Owner's Bath, (1) Undermount Sink in Secondary Baths (Per Plan)
- Easy-Clean Shower/Tub Combo in Secondary Baths
- Moen® Eva Chrome Finish Plumbing Fixtures
- Chrome Bathroom Light Fixtures & Accessories
- Pedestal Sink with Oval Beveled Edge Mirror in Powder Room (Per Plan)
- Scuff-Resistant Vinyl Flooring in Secondary Baths & Laundry
- Elongated Toilets

EXTRA VALUES

- 50-Gallon Electric 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 Phone 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® Smart Thermostat w/ Built-In Amazon Alexa Voice Services (Primary Zone)
- Digital Programmable Thermostats (Secondary Zones)

PURCHASER: _____ DATE: _____

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SALES CENTER ADDRESS: 1116 Valley Dale Drive Fuquay-Varina, NC 27526

SALES CENTER PHONE NUMBER: (919) 762-6857

DISCOVER THE MATTAMY WAY AT www.mattamyhomes.com

TRADEMARK 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 4-26-22.