MAGNOLIA PARK

LILY COLLECTION

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 2-Car Garages w/ ½ HP Door Opener & 2 Remotes
- Garage Doors with Glass Inserts & Decorative Hardware
- Sheet-Rocked and Taped Garage Walls
- Full Bermuda Sod Front Yard and Up to 30' in Rear Yard and Up to 25' Side Yard (Per Homesite)
- Fiberglass Front Door (Styled Per Elevation)
- 8' Full-View Patio Door
- 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
- Stem Wall Foundation w/ Rear Patios (Sized Per Plan)
- 2 Hose Bibs
- Front & Rear Exterior Electrical Receptacles (Per Code)
- 1 Pair of Flood Lights
- Community Mailbox Center

INTERIOR FEATURES

- RevWood Flooring in Entry Foyer, Powder Room, Kitchen, Dining, Great Room & Garage Entry (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)
- Two-Panel Interior Doors
- 3 ¼" Colonial Baseboard and 2 ¼" Door Casing, Stool & Apron at Windows
- Ventilated Closet Shelving System
- Ceiling Fan Pre-Wire in Great Room with 4 LED Disc Lights
- Ceiling Fan Pre-Wire in Primary Bedroom
- Decorative Flushmount Light Fixtures in Bedrooms and Loft (Per Plan)
- LED Disc Lighting in Hallways, Kitchen & Dining (Per Plan)
- Garage Entry Drop Zones (Per Plan)
- Pull-Down Stair to Attic Access (Per Plan)

KITCHEN

- Level 1 Kitchen Cabinets w/ 36" Uppers & Decorative Knobs
- Granite Countertops with Stainless Steel 9" Deep Under-Mount Sink
- Ceramic Tile Backsplash
- Stainless-Steel Appliance Package Includes: Smooth-Top Electric 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
- 2 Pendant Prewires Over Island (Per Plan)
- LED Disc Lighting (Per Plan)

BATHS/LAUNDRY

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

EXTRA VALUES

- 50-Gallon Electric Heat Pump 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 w/ Fiber-Ready Line Run to Exterior
- 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
- Independent Third Party HERS Certification Program

SMART HOMES

- Ecobee® Enhanced Thermostat (Primary Zone)
- Ecobee® Lite Thermostat (Secondary Zones, Per Plan)

SALES CENTER ADDRESS: 133 Magnolia Park Drive, Garner, NC
SALES CENTER PHONE NUMBER: (919) 646-2922
DISCOVER THE MATTAMY WAY AT www.mattamyhomes.com

LILY COLLECTION

EQUAL HOUSING OPPORTUNITY

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 08.19.2026)