



MAGNOLIA PARK

SWEETBAY & SOUTHERN COLLECTIONS

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
- Professional Landscaping Package Including Foundation Plantings
- Full Yard Bermuda Sod to Natural Areas (Per Homesite)
- 8' 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
- Rear Patios (Sized Per Plan)
- 2 Frost-Resistant Hose Bibs
- Front & Rear Exterior Electrical Receptacles (Per Code)
- 1 Pair of Flood Lights
- Stem Wall Slab Foundation with Stone Veneer on Front of Foundation and Brick on Sides and Rear
- Community Mailbox Center

INTERIOR FEATURES

- Enhanced Vinyl Plank 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
- Two-Tone Interior Paint: Walls & Trim
- Smooth-Finished Ceilings, Painted Wall Color
- Solid Oak Stained Handrail w/ Decorative Painted Wood Spindles on 1st Floor Only (Per Plan)
- Two-Panel Interior Doors
- 4 ¼" Colonial Baseboard and 3 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 & Dining (Per Plan)
- Garage Entry Drop Zones (Per Plan)
- Pull-Down Stair to Attic Access (Per Plan)

KITCHEN

- Level 2 Kitchen Cabinets w/ 42" Uppers & Decorative Knobs
- Granite Countertops with 50/50 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® Camerist Kitchen Faucet w/ Single Lever & Integrated Sprayer
- LED Disc Lighting (Per Plan)

BATHS/LAUNDRY

- Fiberglass Shower Pan in Owner's Bath w/ Ceramic Wall Tile Surround & Glass Door
- Ceramic Tile Floors in Owner's Bath
- (1) LED Disc Light over Owner's Shower
- 36" Tall Vanities w/ Quartz Countertops in All Baths
- Elongated Toilets
- Double Vanities in Owner's Bath, (1) Sink in Secondary Baths (Per Plan)
- Easy-Clean Shower/Tub Combo in Secondary Baths
- Moen® Chrome Finish Plumbing Fixtures
- Chrome Bathroom Light Fixtures & Accessories
- Pedestal Sink w/ Oval Mirror in Powder Room (Per Plan)
- Scuff-Resistant Vinyl Flooring in Secondary Baths & Laundry

EXTRA VALUES

- 50-Gallon Electric 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
- (2) 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 (Homesite Stage Specific)
- Private Consultation w/ Professional Design Specialist (Homesite Stage Specific)
- 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
- Whole Home MERV 11 Filter
- Foil-Backed OSB Tech-Shield® Radiant Heat Barrier Roof Sheathing
- ecoSelect™ Certified for High Efficiency
- Independent Third Party HERS Certification Program

SMART HOMES

- Ecobee® Smart Thermostat w/ Built-In Amazon Alexa Voice Services (Primary Zone)
- Digital Programmable Thermostats (Secondary Zones, Per Plan)

PURCHASER: _____ DATE: _____

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SALES CENTER ADDRESS: 133 Magnolia Park Drive, Garner, NC 27529

SALES CENTER PHONE NUMBER: (919) 646-2922

DISCOVER THE MATTAMY WAY AT www.mattamyhomes.com

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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 12-19-23)