



# MAGNOLIA PARK THs

## 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
- Synthetic Roof Underlayment
- Seamless Aluminum Gutters with Downspouts
- Spacious 1 & 2-Car Garages w/ ½ HP Door Opener & Remote(s)
- Garage Doors w/ Glass Inserts & Decorative Hardware
- Sheet-Rocked Garage Walls
- Professional Landscaping Package Including Foundation Plantings
- Full Yard Bermuda Sod
- Fiberglass Front Door (Styled Per Elevation)
- 8' Full View Patio Doors (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
- 10x10 Rear Patios w/ 6' Vinyl Privacy Dividers
- 2 Hose Bibs (Garage & Rear)
- Front & Rear Exterior Electrical Receptacles (Per Code)
- Monolithic Slab Foundation
- Community Mailbox Center

### INTERIOR FEATURES

- RevWood Flooring on First Floor
- 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
- 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 Storage (Per Plan)

### KITCHEN

- Full Overlay Kitchen Cabinets w/ 36" Uppers, Decorative Knobs & Soft-Close Doors
- 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® Chrome Kitchen Faucet w/ Single Lever & Separate Sprayer
- LED Disc Lighting (Per Plan)

### BATHS/LAUNDRY

SALES CENTER ADDRESS: 123 Lennei Lane, Garner, NC 27529  
SALES CENTER PHONE NUMBER: (919) 646-2922  
DISCOVER THE MATTAMY WAY AT [www.mattamyhomes.com](http://www.mattamyhomes.com)

- 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, (1) Sink in Secondary Baths (Per Plan)
- Elongated Toilets
- 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 Full 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® Enhanced Thermostat (Primary Zone)
- Ecobee® Lite Thermostat (Secondary Zones, Per Plan)

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

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TH CAROLINA SPIRIT SERIES



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 04-30-2025)