PROVIDENCE CREEK

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
- 8' Fiberglass Front Door (Per Elevation)
- 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
- Rear Patio (Sized Per Plan)
- 2 Frost-Resistant Hose Bibs
- Front & Rear Exterior Electrical Receptacles (Per Code)
- 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 Ceilings, Painted Wall Color
- 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 (Per Plan)
- Garage Entry Drop Zones (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
- Stainless Steel Appliance Package Includes: 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
- 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 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
- 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 (Based on Time of Contract)
- Private Consultation w/ Professional Design Specialist, as needed
- 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, Per Plan)

PURCHASER:_____DATE:_____

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NEW HOME GALLERY ADDRESS: 27 Davinhall Drive, Fuquay-Varina, NC 27526
NEW HOME GALLERY PHONE NUMBER: (919) 891.6410
DISCOVER THE MATTAMY WAY AT www.mattamyhomes.com

40' CAROLINA SPIRIT SERIES

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 12-19-23)