



PORTOFINO

INCLUDED FEATURES IN YOUR HOME

Exterior Features

- Low-Maintenance HardiPlank ColorPlus® Siding w/ Whole Home Wrap, Crown Moulding, & Stained Beadboard Porch Ceilings
- Crawl Space Foundation with Stone Veneer on Front
- Architectural Fiberglass Shingles w/ 30-Year
- 12" Front, Rear, and Side Roof Overhangs
- Synthetic Roof Underlayment
- Spacious Garages w/ ½ HP Door Opener & 2 Remotes
- Garage Doors w/ Glass Inserts
- Sheetrocked & Taped Garage Walls
- Manufacturer's Warranty
- Seamless Aluminum Gutters with Downspouts
- Professional Landscaping Package Including Foundation Plantings
- Bermuda Sod Front, Side and Rear Yards up to 30' Behind Home to Corners (Lot Dependent)
- Single Cylinder Deadbolts on Front and Back Doors
- Rear Deck (Sized Per Plan)
- Single-Hung, Vinyl, Tilt Sash, Insulated, Double Pane, Energy Efficient "Low-E" Windows w/ Integrated Window Grills on All Windows (Style per plan)
- Screens on All Operable Windows
- 2 Frost-Resistant Hose Bibs at Exterior
- Exterior Electrical Receptacles Front and Rear
- 1 Pair of Flood Lights
- Community Mailbox Center

Interior Features

- 9' Ceilings First Floor
- 8' or 9' Ceilings Second Floor (Per Plan)
- 8' Tall Arched 2-Panel Interior Doors First Floor (Per Plan)
- Mudroom Bench and Lower Cubbies (Per Plan)
- Two-Piece Chair Rail in Formal Dining Room (Per Plan)
- Large Formal Dining Rooms (Per Plan)
- Enhanced Vinyl Plank Flooring in Entry Foyer, Powder Room, Dining Room, Kitchen, Breakfast Nook, Garage Entry (Per Plan)
- Luxurious Carpet with Buyer's Choice of Color
- Three-Tone Interior Paint to Include Walls, Ceiling, & Trim
- Smooth-Finished Bright White Ceilings
- Advanced Shrink-Resistant Caulking used throughout Home
- 36" Direct-Vent Fireplace w/ Gas Logs, Painted Mantel & Slate Surround
- 1 Ceiling Fan w/ Included Light Kit, Installed at Great Room
- 4 5/8" Crown Moulding in Foyer & Formal Dining Room (Per Plan)
- 4 1/4" Colonial Baseboard and 2 1/4" Door and Window Casing
- Ventilated Closet Shelving System w/ Super-Slider Upgrade
- Solid Oak Stained Handrail (Per Plan), w/ Decorative Painted Wood Spindles on 1st Floor (Per Plan).
- Pull-Down Stair to Attic Storage (Per Plan)
- Decorative Brushed Nickel Finish Light Fixtures in Common Areas and Overhead Light Fixtures in Secondary Bedrooms
- LED Recessed Lights Placed (Per Plan)

Kitchen

- Stainless Steel Appliance Package Includes Gas Range w/ Self-Cleaning Oven, Over-the-Range Vented Microwave, & Dishwasher
- Moen® Camerist Brushed Nickel Kitchen Faucet w/ Single Lever & Separate Sprayer
- Flat Panel Maple Kitchen Cabinets w/ 42" Uppers & Crown Moulding
- Granite Kitchen Countertops with 50/50 Stainless Steel 9" Deep Under-Mount Sink w/ Ceramic Tile Backsplash

Baths/Laundry Area

- Separate Shower and Garden Tub Available for Owner's Bath (Per Plan)
- Ceramic Tile Shower Walls with Glass Surround in Owner's Bath
- Ceramic Tile Flooring in All Baths and Laundry Room
- Easy-Clean Fiberglass Tub/Shower Combo in Secondary Baths
- 36" Tall Vanities w/ Quartz Countertops
- Moen® Chrome Finish Plumbing Fixtures
- Chrome Bathroom Light Fixtures & Accessories
- Pedestal Sink and Oval Beveled Edge Mirror in Powder Room (Per Plan)

Extra Values

- Digital Smart Programmable Thermostat (1 Per Floor)
- Moisture Barrier Whole House Wrap
- (1) Cat5e Data Line and (2) RG6 Digital CATV Lines
- AdvanTech® Subfloors on 1st Floor
- Smoke Alarms w/ Battery Back-Up in Each Bedroom, First and Second Floor Common Areas w/ one as Integrated Carbon Monoxide Detector Per Floor
- 50-Gallon Natural Gas Water Heater (Installed in Garage)
- 200 AMP Electrical Service
- Integrated Taexx® Pest Control System Installed Inside of Wall Cavities
- Sentricon® Termite Protection
- Three Orientations with a 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 14-SEER HVAC Natural Gas
- 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)
- 1 Smart Video and Intercom Doorbell (Ring Pro®)

PURCHASER: _____ DATE: _____

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