



WENDELL FALLS

INCLUDED FEATURES IN YOUR HOME

Exterior Features

- James Hardie ColorPlus™ Siding w/ 15-Year Warranty, Whole Home Wrap, Crown Molding on Front & Painted Beadboard Porch Ceilings (Per Elevation)
- Synthetic Roof Underlayment
- Architectural Fiberglass Shingles w/ 30-Year Manufacturer's Warranty
- 12" Front, Rear & Side Roof Overhangs
- Seamless Aluminum Gutters with Downspouts
- 2-Car Garages w/ ½ HP Door Opener & 2 Remotes
- Sheetrocked and Taped Garage Walls
- Garage Doors with Glass Inserts
- Professional Landscaping Package Includes: Foundation Plantings, Bermuda Sod in entire yard, and (1) 2 ½" Caliper Tree in Front
- Single-Hung, Vinyl, Tilt Sash, Insulated, Double Pane, Energy Efficient "Low-E" Windows w/ Integrated Screens on All Operable Windows.
- 10x10 Rear Patio (Per Plan)
- 2 Frost-Resistant Hose Bibs at Exterior
- Exterior Electrical Receptacles Front & Rear
- 1 Pair of Flood Lights
- Stone Veneer Front and Side Wrapped Corner Foundations (Per Plan)
- Elevated Slab Foundation
- Community Mailbox Center

Interior Features

- 9' Ceilings on First Floor
- Mudroom Bench and Lower Cubbies (Per Plan)
- Enhanced Vinyl Plank Flooring in Entry Foyer, Kitchen, Breakfast Nook, and Mudroom (Per Plan)
- Enhanced Vinyl Plank Flooring in Great Room (Alley Load)
- Luxurious Carpet w/ Buyer's Choice of Color
- Two-Tone Interior Paint to Include Walls & Trim
- Smooth-Finished Ceilings
- Advanced Shrink-Resistant Caulking used throughout Home
- Direct-Vent Fireplace w/ Gas Logs, Painted Mantel & Slate Surround (Per Plan)
- Two-Panel, Arched, Beaded Interior Doors
- 3 ¼" Colonial Baseboard, 2 ¼" Door Casing
- Ventilated Closet Shelving System w/ Super-Slider Upgrade
- Solid Oak Stained Handrail (Per Plan), w/ Painted Wood Spindles (First Floor)
- Ceiling Fan Pre-Wire in Great Room
- Pull-Down Attic Stair Storage (Per Plan)
- Decorative Flushmount Light Fixtures in Great Room, Bedrooms and Loft (Per Plan)
- LED Disc Lighting in Hallways & Kitchen (Per Plan)

Kitchen

- Kitchen Designed for Easy Cooking & Cleaning
- Stainless Steel Appliance Package Includes Gas Range w/ Self-Cleaning Oven, Over-the-Range Vented Microwave, Dishwasher, & Disposal
- Moen® Chrome Kitchen Faucet w/ Single Lever & Separate Sprayer
- Flat Panel Maple Kitchen Cabinets with 36" Uppers
- Granite Countertops with 50/50 Stainless Steel 9" Deep Under-Mount Sink w/ Ceramic Tile Backsplash
- LED Disc Lighting (Per Plan)

Baths/Laundry Area

- Easy-Clean Fiberglass Shower w/ Glass Surround in Owner's Bath (Alley Load)
- Ceramic Tile Shower Walls w/ Glass Surround in Owner's Bath (Front Load)
- Ceramic Tile Flooring in Owner's Bath
- 1 LED Disc Light at Owner's Shower
- Double Vanities in Owner's Bath (Per Plan)
- Easy-Clean Shower/Tub Combo in Secondary Baths
- 36" Tall Vanities w/ Quartz Countertops
- Moen® Chrome Finish Plumbing Fixtures
- Chrome Light Fixtures & Accessories
- Pedestal Sink in Powder Room w/ Oval Beveled Edged Mirror (Per Plan)
- Full-View Plate Glass Mirrors at all Vanities

Extra Values

- (1) Cat5e Data Lines and (2) RG6 Digital CATV
- 200 AMP Electrical Service
- 50-Gallon Gas Water Heater (Located in Garage)
- Smoke Alarms w/ Battery Back-Up in Each Bedroom, First and Second Floor Common Areas w/ One as Integrated Carbon Monoxide Detector Per Floor
- Private Consultation w/ Professional Design Specialist
- Three Orientations with a Builder Representative: Pre-Construction, Pre-Drywall, Pre-Closing
- Integrated Taexx® Pest Control System Installed Inside of Wall Cavities
- Sentricon® Termite Protection
- 10-Year Limited Structural Warranty
- 1-2-10 Mattamy Homes Builder Warranty
- Homeowner's Manual Provided

Healthy Homes

- Lennox® Energy Efficient 15 SEER Electric HVAC
- Whole Home MERV 11 Filters
- ecoSelect™ Certified for High Efficiency
- Independent Third Party HERS Certification Program
- Foil-Backed OSB Tech-Shield® Radiant Heat Barrier Roof Sheathing

Smart Homes

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

PURCHASER: _____ DATE: _____
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Mattamy Homes reserves the right to change or substitute like products without notice. Standard Features are community specific. Please see your New Home Counselor for details. Revised 8-3-23. Builder #49775. Spirit Series.

