VAUGHAN FARMS SF

INCLUDED FEATURES IN YOUR HOME

EXTERIOR FEATURES

- James Hardie® ColorPlus Siding & Vinyl Soffits with Whole Home Wrap & White Beadboard Porch Ceilings
- Architectural Fiberglass Shingles
- Front, Rear, & Side Roof Overhangs
- Synthetic Roof Underlayment
- Seamless Aluminum Gutters with Downspouts
- Spacious Garages with ½ HP Door Opener & 2 Remotes
- Garage Doors with Glass Inserts & Decorative Hardware
- Sheet-Rocked Garage Walls
- Full Bermuda Sod Front Yard and Up to 30' in Rear Yard and Up to 25' Side Yard (Per Homesite)
- 8'0 H Fiberglass Front Door (Styled Per Elevation)
- 8'0 H Full-View Patio Door (Per Plan)
- Single-Hung, Vinyl, Tilt Sash, Insulated, Double Pane, Energy Efficient "Low-E" Windows with Integrated Front Window Grills (Styled Per Elevation) & Full-View Windows on Sides and Rear
- 2 Hose Bibs
- Front & Rear Exterior Electrical Receptacles (Per Code)
- Monolithic Slab Foundation (Homesite Specific)
- Rear Patio (Sized Per Plan, Homesite Specific)
- 1 Pair of Flood Lights
- Community Mailbox Center

INTERIOR FEATURES

- RevWood Flooring in Entry Foyer, Powder Room, Kitchen & Mudroom (Per Plan)
- Luxurious Carpet with Buyer's Choice of Color
- 9' Ceilings on First Floor
- Interior paint: Extra White Walls and Ceiling
- Solid Oak Stained Handrail with Painted Wood Spindles on 1st Floor Only (Per Plan)
- Five-Panel Interior Doors
- 1x4 Craftsman Style Door Casing, Stool & Apron at Windows
- 1x6 Craftsman Style Baseboard
- Ventilated Closet Shelving System
- Ceiling Fan Pre-Wire in Primary Suite
- Ceiling Fan Pre-Wire in Great Room with 4 LED Disc Lights
- Decorative Flushmount Light Fixtures in 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

- Kitchen Cabinets with 36" Uppers & Decorative Knobs
- Granite Countertops with Stainless Steel 9" Deep Under-Mount Sink
- Ceramic Tile Backsplash
- Stainless Steel Appliance Package Includes: Smooth-Top Electric Range with Self-Cleaning Oven, Over-the-Range Vented Microwave, Dishwasher & Disposal
- Double Pull-Out Trash & Recycling Cabinet
- Moen® Chrome Kitchen Faucet
- 2 Pendant Prewires Over Island (Per Plan)
- LED Disc Lighting (Per Plan)

BATHS/LAUNDRY

- Fiberglass Walk-In Shower with Glass Enclosure in Primary Bath
- LED Disc Light over Primary Shower and Secondary Tub/Shower
- 36" Tall Vanities with Quartz Countertops
  - Double Vanities in Primary Bath
  - One Sink in Secondary Baths (Per Plan)
- Shower/Tub Combo in Secondary Baths
- Chrome Finish Plumbing Fixtures
- Chrome Bathroom Light Fixtures & Accessories
- Pedestal Sink with Oval Mirror in Powder Room (Per Plan)
- Vinyl Flooring in Full Baths & Laundry
- Elongated Toilets

EXTRA VALUES

- 50-Gallon Electric Heat Pump Water Heater (Installed in Garage)
- Moisture Barrier Whole House Wrap
- Integrated Taexx® Pest Control-Ready System Installed Inside of Wall Cavities
- Sentricon® Termite Protection with 1-Year Warranty
- Two Cat5e Data Lines with Fiber-Ready Line Run to Exterior
- Smoke Alarms with Battery Back-Up in Each Bedroom, First and Second Floor Common Areas with one as Integrated Carbon Monoxide Detector Per Floor
- 3 Orientations with Mattamy Homes Representative: Pre-Construction, Pre-Drywall, Pre-Closing (Homesite Stage Specific)
- Private Consultation with Professional Design Specialist (Homesite Stage Specific)
- 10-Year Limited Structural Warranty
- 1-2-10 Mattamy Homes Builder Warranty
- Homeowner's Manual Provided

HEALTHY & SMART HOME FEATURES

- Energy Efficient 15 SEER HVAC Heat Pump System
- Independent Third Party HERS Certification Program
- Ecobee® Enhanced Thermostat (Primary Zone)
- Ecobee® Lite Thermostat (Secondary Zones, Per Plan)

NEW HOME GALLERY ADDRESS: 10 Twin Birch Drive, Angier, NC 27546
NEW HOME GALLERY PHONE NUMBER: 984-306-2975
DISCOVER THE MATTAMY WAY AT www.mattamyhomes.com

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 08.20.2026)