



HIGH GROVE OAKS

INCLUDED FEATURES IN YOUR HOME

EXTERIOR FEATURES

- James Hardie® ColorPlus Siding & Soffits with Whole Home Wrap & Painted Beadboard Porch Ceilings
- Crawl Space Foundation with Stone Veneer Front and Wrapped Corners (Per Plan)
- Architectural Fiberglass Shingles
- Synthetic Roof Underlayment
- 12" Front, Rear, & Side Roof Overhangs, Excluding Dormers
- Seamless Aluminum Gutters with Downspouts
- Spacious 2-Car Garages with ½ HP Garage Door Opener & 2 Remotes
- Garage Door(s) with Glass and Decorative Hardware (Per Elevation), Sheet-Rocked and Taped Walls
- Professional Landscaping Package Including Foundation Plantings & Full Yard Bermuda Sod in all Cleared Areas, as Determined by Builder (Per Homesite)
- Decorative 8' Fiberglass Front Door (Per Elevation)
- Single Cylinder Deadbolts on Front & Rear Exterior Doors (Per Plan)
- Single-Hung, Vinyl, Tilt Sash, Insulated, Double Pane, Energy Efficient "Low-E" Windows with Integrated Window Grills on Front Windows (Style Per Elevation)
- Covered Porch with Boxed Columns & Grill Deck (Per Plan)
- 2 Hose Bibs at Exterior
- Exterior Electrical Receptacles Front & Rear (Per Code)
- Broom-Finished Concrete Driveway, Front Walks and Front Porch with Flagstone Steps and Flagstone Border at Front Porch
- Black Metal Railing at Front Porch
- 1 Pair of Exterior Flood Lights
- Community Mailbox Center

INTERIOR FEATURES

- 9' Ceilings on First Floor & Second Floor
- Tray ceiling in Owner's Suite
- Drop Zones (Per Plan)
- RevWood Flooring in Entry Foyer, Dining Room, Kitchen, Breakfast Nook & Powder Room (Per Plan)
- Luxurious Carpet with Buyer's Choice of Color
- Interior paint: Extra White Walls and Ceiling
- Advanced Shrink-Resistant Caulking used throughout Home
- Solid Oak Stained Handrail (Per Plan) with Painted Decorative Wood Spindles (First Floor)
- 8'0 Six-Panel Solid Interior Doors on First Floor
- 6'8 Five-Panel Solid Interior Doors on Second Floor
- 1x4 Craftsman Style Door & Window Casing Throughout
- 1x6 Craftsman Style Baseboard Throughout
- Painted Solid Shelving in Owner's Closet and Pantry
- Ceiling Fans with Light Kit in Owner's Suite and Covered Porch (Per Plan)
- Brushed Nickel Lighting Package in Main Living Areas

KITCHEN

- Stainless Steel Appliances: Self-Cleaning Natural Gas Range, Dishwasher, Disposal, Over-the-Range Vented Microwave
- Moen® Stainless Kitchen Faucet
- Kitchen Cabinets: 42" Uppers with Crown Moulding and Cabinet Hardware Throughout
- Granite Countertops with 50/50 Stainless Steel, 9" Deep, Under-Mount Sink with Ceramic Tile Backsplash
- LED Recessed Lights Placed Per Plan

BATHS/LAUNDRY

- Ceramic Tile Floors in All Full Baths & Laundry
- Owner's Bath with Ceramic Wall Tile Surround
- Fiberglass Tub/Shower Combo in Secondary Baths
- 36" Tall Vanities with Quartz Countertops
- Pedestal Sinks in Powder Rooms (Per Plan)
- Moen® Chrome Plumbing Fixtures, Owner's Bath Shower Enclosure, and Bath Accessories
- Chrome Bath Light Fixtures
- Elongated Toilets Throughout

EXTRA VALUES

- Integrated Taexx® Pest Control System Installed Inside Wall Cavities
- Sentricon® Termite Protection
- (2) Cat5e Data Lines w/ 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
- Three Orientations with a Builder Representative: Pre-Construction, Pre-Drywall, Pre-Closing (Homesite Stage Specific)
- Private Consultation with Professional Design Consultant (Homesite Stage Specific)
- 1-2-10 Mattamy Homes Builder Warranty
- Homeowner's Manual Provided
- 10-Year Limited Structural Warranty
- High Performance Subfloors on First Floor

HEALTHY & SMART HOME FEATURES

- Energy-Efficient 14-SEER HVAC with Natural Gas Heat (Primary system)
- Energy-Efficient 15-SEER Electric Heat Pumps (Secondary systems, per plan)
- Whole Home MERV 11 Filter
- Natural Gas 50-Gallon Water Heater in Garage
- Foil-Backed OSB Tech-Shield® Radiant Heat Barrier Roof Sheathing
- ecoSelect™ Certified for High Efficiency
- Independent Third-Party HERS Certification Program
- Ecobee® Enhanced Smart Thermostat (Primary Zone)
- Ecobee® Lite Thermostats (Secondary Zones, Per Plan)
- 1 Smart Video and Intercom Doorbell (Ring Pro®)
- 240V/50A Electric Vehicle Outlet in Garage*

PURCHASER: _____ DATE: _____

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NEW HOME GALLERY: 5205 Boylston Drive Fuquay-Varina, NC
DISCOVER THE MATTAMY WAY AT www.mattamyhomes.com

50' CAROLINA SERIES



The specific features in a home may vary from home to home and from one community to another. 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. #49775. *EV Outlet not available on basement homesites. Revised 04.30.25