ROSESHIRE CHASE

INCLUDED FEATURES IN YOUR HOME

ENERGY-EFFICIENT FEATURES

- 15 SEER Gas HVAC with 92% Efficiency (zoned per plan)
- Kichler® Energy-Efficient Lighting
- Whirlpool® Energy-Efficient Appliances
- Ecobee Smart Thermostat with Built-in Amazon Alexa Voice Services (per plan)
- AprilAire® Whole House Fresh Air Intake
- House Wrap for Moisture and Air Infiltration Barrier
- Low E Double Pane Insulated Vinyl Windows with Screens
- Fiberglass Insulation with R-15 Walls, R-38 Flat Ceilings, R-38 Blown in Attic, R-49 Garage Ceiling
- Continuous Ridge Vent and Vented Soffit with Roof Overhang
- 50 Gallon Gas Water Heater
- Independent Inspections for Energy Efficient Compliance

DESIGNER KITCHEN FEATURES

- Timberlake® Barnett Maple Gourmet Kitchen Cabinetry
  - 36” Uppers with Door Hardware and CM8 Crown Molding
  - Soft Close Doors and Drawers with Dovetail Construction
  - Integrated Pullout Waste Bin
  - Drawer stack below Cooktop
- Granite Countertops (Level 1)
- Tile Backsplash (Level 2)
- Undermount Stainless Steel Single Bowl Sink
- Moen Arbor® Stainless Steel High Arc Pulldown Faucet with Soap Dispenser
- Whirlpool® Energy Efficient Appliances (Stainless Steel):
  - 36" Gas Cooktop with Hood Vented to Exterior
  - Wall Microwave and Oven
  - Multi-Cycle Dishwasher
- 1/3 HP Garbage Disposal
- LED Downlights in Kitchen and Dining (per plan)
- Pendant Light Prewires (per plan)
- Icemaker Connection
- Ventilated Shelving in Pantry

LUXURIOUS BATH FEATURES

Owner's Bathroom

- Walk-in Tile Shower with Seat, Fiberglass Floor and Glass Door
- Quartz Countertops with (2) Undermount Sinks
- Moen Chateau® Chrome Faucets and Fixtures
- Comfort Height Cabinets
- Comfort Height and Elongated Toilet
- LED Downlight over Sinks and Shower
- Chrome Towel Bar and Tissue Holder

Secondary Bathrooms

- Moen Chateau® Faucets and Fixtures
- Tub/Shower Combination (Fiberglass)
- Quartz Countertops with Undermount Sink(s) (per plan)
- Comfort Height Cabinets
- Comfort Height and Elongated Toilet
- LED Downlight over Sink(s) and Tub/Shower
- Chrome Towel Bar and Tissue Holder

ELEGANT INTERIOR FEATURES

- 9’ Tall Ceilings with 8’ Tall Doors (First Floor)
- 8' Tall Ceilings with 6'-8" Doors (Second Floor)
- Owner's Bedroom Tray Ceiling with Crown Molding

ELEGANT INTERIOR FEATURES (CONTINUED)

- Interior Stairs Carpeted with Oak Handrail and Round Painted White Spindles with Ankle Wall (First Floor) Half-Wall and Painted Trim Cap (Second Floor)
- Elegant Interior Trim Package Includes:
  - 2-Panel Raised Square Doors
  - 2 1/4” Door Casing (First & Second Floor)
  - 2 1/4” Window Casing (First & Second Floor)
  - 3 1/4” Base Board (First & Second Floor)
  - 4 5/8" One-Piece Crown Molding First Floor (Excludes Wet Areas, Laundry and Closets) (per plan)
  - 3 1/2" Chair Rail with Picture Frame Molding in Foyer (per plan)
- Smooth Walls and Ceilings Painted with City Loft Flat Acrylic Paint
- All Trim Painted with Acrylic Semi-Gloss Enamel
- All Bedrooms, Great Room, Flex/Study/Den and Loft/Bonus with Ceiling Fan Prewire, LED Downlight and Switched Wall Outlet
- (4) Cable TV/Data Outlet Combination in Great Room, Owner's Bedroom, Flex/Study and Loft/Bonus (per plan, per predetermined location)
- LED Downlights in Stairwells, Hallways and Closets (per plan)
- Brushed Nickel Knob Hardware on all Doors
- Smoke Detector Alarms Hardwired with Battery Back-Up in All Bedrooms
- Carbon Monoxide Detector
- Attic Pull Down Stairs and/or Scuttle Access (per plan)
- Vinyl-Coated Ventilated Closet and Laundry Shelving

FLOORING

- Enhanced Vinyl Plank in Foyer, Kitchen, Dining, Great Room, Flex/Study, Secondary Bathrooms and Laundry Room (Level 1)
- 13” x 13” Tile in Owner’s Bathroom (Level 1)
- Carpet with 6 lb. Rebond Pad (Level 1)

QUALITY CONTRUCTION & EXTERIOR FEATURES

- Mattamy Homes Limited Warranty
- Sentricon® In-Ground Termite System
- Architectural Shingles with 30 Year Warranty
- Enhanced Exterior Front Elevations with Professionally Designed Color Schemes featuring Hardie® Color-Plus Siding
- Decorative Stone Wrap Foundation
- 8' Tall Fiberglass Entry Door (per plan)
- Decorative Garage Doors and Glass Inserts (per plan)
- Garage Coach Light(s) (per plan)
- Garage Finished with Painted Walls and Baseboard
- Garage Door Opener(s) with WiFi Connectivity (per plan)
- Exterior Weather Proof Electrical Outlets (per plan)
- Spacious Concrete Rocking Chair Front Porch (per plan)
- Concrete Patio (120 Sq. Ft. minimum per plan)
- Concrete Walkway to Front Entrance
- Schlage® Barcelona Satin Nickel Front Door Handleset
- Schlage® Connect Smart Front Door Deadbolt with Z-Wave Connectivity
- Decorative Community Cluster Mailbox
- Gutters and Downspouts with Splash Guards
- Landscape Package Includes:
  - Full Yard Bermuda Sod
  - Professionally Designed Planting Beds w/ Decorative Tree
  - (2) Yard Trees

Classic Series

Purchaser_____ **Date**_____ **Purchaser**_____ **Date**_____

Mattamy Homes reserves the right to modify features or adjust pricing without notice. Included Features are community specific. Not all features are available with all floor plans. No offer is valid until accepted and approved by Mattamy Homes. Please see your new home Counselor for details. Equal Housing Builder. 4/16/2025