



# GROVE AT GIN BRANCH

## INCLUDED FEATURES IN YOUR HOME

### EXTERIOR FEATURES

- Low-Maintenance Vinyl Siding with Front Architectural Details (Per Elevation)
- 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
- Professional Landscaping Package Including Foundation Planting & Full Yard Bermuda Sod up to 30' Behind Rear Home Corners
- 8' Fiberglass Front Door (Styled Per Elevation)
- 8' 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 or Crawl Foundation (Homesite Specific)
- Rear Patio or Deck (Homesite Specific, Sized Per Plan)
- 1 Pair of Flood Lights
- Community Mailbox Center

### INTERIOR FEATURES

- Enhanced Vinyl Plank 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 w/ Painted Wood Spindles on 1<sup>st</sup> 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 Owner's Suite
- Decorative Flushmount Light Fixtures in Great Room, 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 42" Uppers & Decorative Knobs
- Granite Countertops with 50/50 Stainless Steel 9" Deep Under-Mount Sink
- Ceramic Tile Backsplash
- Stainless Steel Appliance Package Includes: Electric Range with Self-Cleaning Oven, Over-the-Range Vented Microwave & Dishwasher

### KITCHEN (cont.)

- Double Pull-Out Trash & Recycling Cabinet
- Moen® Chrome Kitchen Faucet
- LED Disc Lighting (Per Plan)

### BATHS/LAUNDRY

- Owner's Bath with Ceramic Wall Tile Surround & Glass Enclosure
- Ceramic Tile Floors at Owner's Bath
- (1) LED Disc Light over Owner's Shower
- 36" Tall Vanities with Quartz Countertops
- Double Vanities in Owner's Bath, 1 Sink in Secondary Baths (Per Plan)
- Shower/Tub Combo in Secondary Baths
- Moen® Chrome Finish Plumbing Fixtures
- Chrome Bathroom Light Fixtures & Accessories
- Pedestal Sink with Oval Mirror in Powder Room (Per Plan)
- Vinyl Flooring in Secondary 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
- (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
- 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
- Whole Home MERV 11 Filter
- Foil-Backed OSB Radiant Heat Barrier Roof Sheathing
- ecoSelect™ Certified for High Efficiency
- Independent Third Party HERS Certification Program
- Ecobee® Enhanced Thermostat (Primary Zone)
- Ecobee® Lite Thermostat (Secondary Zones, Per Plan)

PURCHASER: \_\_\_\_\_ DATE: \_\_\_\_\_

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**NEW HOME GALLERY ADDRESS: 64 Gin Branch Rd. Wendell, NC**

**NEW HOME GALLERY PHONE NUMBER: 919-924-0980**

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