



# 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
- Two-Tone Interior Paint: Walls & Trim
- Smooth-Finished Ceilings, Painted Wall Color
- 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 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: \_\_\_\_\_

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

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

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

**DISCOVER THE MATTAMY WAY AT [www.mattamyhomes.com](http://www.mattamyhomes.com)**



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 8-13-24) L-01