



SUNSTONE AT WELLEN PARK

INCLUDED FEATURES IN YOUR HOME

CURB APPEAL & CONSTRUCTION DETAILS

- Cement tile roof with peel & stick underlayment
- Pavers on driveway, lead walk, front entry and lanai
- Architecturally designed exteriors with mixed elements and colors
- Exterior color palettes to highlight community and architectural themes
- Attractive landscaping package including Floratam sodded yard with irrigation, mulched landscape beds and an assortment of plants
- Concrete block construction on first floor perimeter walls
- Sherwin Williams® exterior paint
- Wind-rated vinyl Low-E double pane windows with screens
- Insulated garage door
- Engineered roof trusses with hurricane tie-downs for wind protection
- Steel panel storm shutters with designated storage in garage
- Stylish coach lights (per elevation)
- Therma-Tru® insulated 8' fiberglass front entry door
- Full aluminum gutter wrap

INTERIOR DESIGN

- 9'4" ceilings on first floor
- Flush mount LED lights (per plan)
- Orange peel texture walls and knockdown texture ceilings
- Sherwin Williams® durable interior paint
- Flat paint for all interior walls
- Energy efficient insulation
- Quartz countertops in baths (Level 1)
- 6" x 6" shower wall tile in all baths (Level 1)

STYLISH KITCHEN

- Timerlake® wood 42" upper cabinets (level 1)
- Quartz countertops with eased edge (level 1)
- Stainless steel Whirlpool® smooth top self-cleaning range, over the range microwave and dishwasher
- Undermount stainless steel sink
- 1/3-hp garbage disposal
- Undercabinet trash and recycling bins

FLOORING

- 17" x 17" Shaw® ceramic tile in foyer, kitchen, laundry, owner's bath and secondary baths (Level 1)
- Quality carpet in a wide selection of colors (Level 1)

INTERIOR TRIM

- 3¼" baseboard and 2¼" door casing
- Stylish interior curved lever door hardware
- Ventilated shelving in closets and laundry
- Painted wood windowsills
- Solid surface sills in wet areas

SMART HOME & ENERGY EFFICIENT FEATURES

- Energy-efficient cooling and heating system
- 3 TV/data ports, location selected by buyer (per plan)
- Duplex outlet with dual USB port in kitchen, owner's suite and stop & drop (per plan)
- Electric smart lock with handle set and deadbolt
- Ecobee Smart Thermostat with Built-in Amazon Alexa Voice Services
- Clare™ Video Doorbell - with app, video recording and 2-way communication
- ClareOne™ Touchscreen Panel - smart home control & security capabilities
- Exterior smart light (1)
- Ceiling fan pre-wire in great room and bedrooms (per plan)
- Washer and dryer hook-ups
- Combination smoke and carbon monoxide detectors with battery back-up for safety
- Smart wi-fi 1/2-HP garage door opener with 2 remotes per garage (quantity per plan)

PLUMBING

- 50-gallon electric water heater
- Elegant designer faucet collection by Moen®
- Elongated commodes
- PEX potable water piping

ADDITIONAL EXCEPTIONAL FEATURES

- Mattamy limited warranty (1 year/2 years)
- Ten-year transferable, structural warranty
- Convenient one-stop-shopping with Mattamy Home Funding
- Personal consultation with a Mattamy Homes Design Specialist
- Quality assurance inspection prior to closing
- Taexx – Tubes in the Wall® pest control system
- Sentricon® with Always Active termite control
- White glove appointment with Edmonson Electric after close

NEW HOME GALLERY ADDRESS: Preto Blvd. at Manasota Beach Rd. Venice, FL 34293

NEW HOME GALLERY PHONE: 941-841-0092

DISCOVER THE MATTAMY WAY at mattamyhomes.com



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