



TWIN CREEKS AT CHAPEL CROSSINGS

INCLUDED FEATURES IN YOUR TOWNHOME

CURB APPEAL & CONSTRUCTION DETAILS

- Architectural roof shingles with 30-year warranty
- Pavers on driveway, lead walk, and front entry
- Architecturally designed exteriors with mixed elements and colors
- Exterior color palettes to highlight community and architectural themes
- Attractive landscaping package including a sodded yard with irrigation, mulched landscape beds and an assortment of plants
- Concrete block construction on first floor perimeter walls
- Sherwin Williams® exterior paint
- Insulated, Vinyl Low-E double pane windows with screens
- Engineered roof trusses with hurricane tie-downs for wind protection
- Stylish coach lights (per elevation)
- 8' insulated fiberglass front entry door
- Covered lanai with acrylic finish floor
- Gutters (per plan)

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
- Quartz countertops in baths (Level 1)
- 6" x 6" shower wall tile in all baths (Level 1)
- Raised height vanities in all baths

STYLISH KITCHCEN

- Timberlake® 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 kitchen 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" casing
- Stylish interior knob door hardware
- Ventilated shelving in closets and laundry
- Painted wood window sills and solid surface sills in wet areas

SMART HOME & ENERGY EFFICIENT FEATURES

- Energy-efficient cooling and heating system
- 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)
- Electronic smart lock with handle set and deadbolt
- Ecobee Smart Thermostat compatible with Amazon Alexa
- 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: 31564 Woodland Race Loop, Wesley Chapel, FL 33545

NEW HOME GALLERY PHONE: 813-454-0587

DISCOVER THE MATTAMY WAY at mattamyhomes.com



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