



# WINDWATER

INCLUDED FEATURES IN YOUR HOME

## CURB APPEAL & CONSTRUCTION DETAILS

- Architectural roof shingles with 30-year warranty
- Pavers on driveway, lead walk, front entry and lanai
- Distinctive exteriors with mixed elements and colors
- Exterior color palettes to highlight community and architectural themes
- Attractive drought-tolerant landscape - sodded yard with irrigation, mulched landscape beds and an assortment of plants
- Concrete block construction on first floor perimeter walls
- Exterior paint
- Insulated, vinyl Low-E double pane windows with screens
- Engineered roof trusses with hurricane tie-downs for wind protection
- Steel panel storm shutters with designated storage in garage
- Stylish coach lights (per elevation)
- Insulated 8' fiberglass front entry door

## INTERIOR DESIGN

- 9'4" ceilings on first floor
- Flush mount LED lights (per plan)
- Orange peel texture walls and knockdown texture ceilings
- Low VOC 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

- Stylish wood 42" upper cabinets (Level 1)
- Quartz countertops (Level 1)
- Stainless steel smooth top self-cleaning range, over the range microwave and dishwasher
- Undermount stainless steel kitchen sink
- 1/3-hp garbage disposal

## FLOORING

- 17" x 17" 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

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

## SMART HOME & ENERGY EFFICIENT FEATURES

- Florida Green Building Coalition certification
- HERS energy efficiency and savings certification
- Solar streetlights throughout community
- SEER2 air conditioning, ventilation and heating
- 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
- Smart video doorbell
- 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
- Smart 1/2-HP garage door opener with 2 remotes per garage (quantity per plan)
- Undercabinet pull-out trash and recycling containers

## PLUMBING

- 50-gallon electric water heater
- Elegant designer faucet collection
- 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 (if a to-be-built)
- 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

**COMMUNITY LOCATION:** Fort Hamer Rd. at Golf Course Rd., Parrish, FL 34219

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



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