



ARBORETUM

INCLUDED FEATURES IN YOUR COACH HOME

CURB APPEAL & CONSTRUCTION DETAILS

- Concrete tile roof
- Pavers on driveway and lead walk
- Architecturally designed exteriors with mixed elements and colors
- Exterior color palettes to highlight community and architectural themes
- Attractive landscaping package including sodded yard with irrigation, mulched landscape beds and an assortment of plants
- Concrete block construction on first and second floor perimeter walls
- Sherwin Williams® exterior paint
- Low-E Impact resistant windows
- Decorative steel panel garage door
- Engineered roof trusses with hurricane tie-downs for wind protection
- Stylish coach lights (per elevation)
- Therma-Tru® insulated 8' fiberglass front entry door
- Acrylic finish on lanai or balcony (per plan)

INTERIOR DESIGN

- Flush mount LED lights (per plan)
- Orange peel texture walls and knockdown texture ceilings
- Sherwin Williams® durable interior paint
- Energy efficient R-30 insulation in attic ceiling and R-13 and 4.1 fi-foil insulation in 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 KITCHEN

- Timberlake® wood 36" upper cabinets (Level 1)
- Quartz countertops (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
- Elegant raised panel interior doors
- Stylish interior door hardware with knob in satin nickel
- Ventilated shelving in closets and laundry
- Painted wood windowsills
- Solid surface sills in wet areas

SMART HOME & ENERGY-EFFICIENT FEATURES

- SEER2 Energy-efficient cooling and heating system
- TV/data ports, location selected by buyer (# vary per plan)
- Duplex outlet with dual USB port in kitchen, owner's suite and stop & drop (per plan)
- Ecobee Smart Thermostat compatible with Amazon Alexa Voice Services
- Video Doorbell –with app, video recording and 2-way communication
- ClareOne™ Touchscreen Panel – smart home control & security capabilities
- Electric smart lock with handleset and deadbolt
- 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
- Wi-Fi enabled Smart 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
- Fire suppression system
- White glove appointment with Edmonson Electric after close

NEW HOME GALLERY ADDRESS: 4758 Arboretum Circle, Naples, FL 34112

NEW HOME GALLERY PHONE NUMBER: 239-829-5187

DISCOVER THE MATTAMY WAY AT mattamyhomes.com

All features are subject to change without notice or obligation and are subject to availability. Please see New Home Counselor to review complete specifications and plans. The specific features in a home may vary from home to home and from one community to another. 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 New Home Counselor or your actual home purchase agreement for additional information, specifications, disclosures and disclaimers relating to the home and its features. *Effective 03.08.24*

