



TIMBERDALE AT CHAPEL CROSSINGS

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 including sodded yard with irrigation, mulched landscape beds and an assortment of plants
- Concrete block construction on first floor perimeter walls
- Insulated, vinyl Low-E double pane windows with screens
- Engineered roof trusses w/hurricane tie-downs for wind protection
- 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

PLUMBING

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

INTERIOR TRIM

- 3¼" 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
- SEER 2 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 communicator
- 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

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)

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

NEW HOME GALLERY ADDRESS: 5873 Timberdale Ave, Wesley Chapel, FL 33545

NEW HOME GALLERY PHONE: 813-590-0234

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 Date: 04.09.24*