



SUNRISE PRESERVE AT PALMER RANCH

INCLUDED FEATURES IN YOUR SINGLE-FAMILY HOME

CURB APPEAL & CONSTRUCTION DETAILS

- Tile roof with peel & stick underlayment
- Pavers on driveway, lead walk, front entry and lanai
- Professionally 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 floor perimeter walls
- Architecturally designed cementitious finish
- Sherwin Williams® exterior paint
- Insulated, 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
- Rain gutters on home
- Gas hookup on the rear exterior

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
- Semi-gloss paint in all baths
- Designer lighting package by Kichler®
- Quartz countertops in baths (Level 1)
- 6" x 6" shower wall tile in all baths (Level 1)
- Raised height vanities in all baths

DESIGNER KITCHEN

- Timberlake® wood 42" upper cabinets
- Quartz countertops with 4" backsplash (Level 1)
- Natural gas range, over the range microwave and dishwasher in stainless steel
- 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

- 5¼" colonial baseboard and 2¼" casing
- Stylish interior knob door hardware
- Jeld-Wen® elegant raised panel interior doors
- Ventilated shelving in closets and laundry
- Painted wood window sills
- Solid surface sills in wet areas

SMART HOME & ENERGY-EFFICIENT FEATURES

- Smart wi-fi capable 1/2-HP garage door opener with 2 remotes per garage (quantity per plan)
- Electronic smart exterior lock with handleset and deadbolt
- Ecobee Smart Thermostat
- Video Doorbell - with app, video recording and 2-way communication
- ClareOne™ Touchscreen Panel - smart home control & security capabilities
- Exterior smart light (1)
- 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)
- Ceiling fan pre-wire in great room and bedrooms (per plan)
- Washer and dryer hook-ups (*Washer and dryer are included in Executive Series*)
- Combination smoke and carbon monoxide detectors with battery back-up for safety

PLUMBING

- Tankless natural gas hot water heater
- Elegant designer faucet collection by Moen®
- Elongated commodes
- PEX potable water piping

ADDITIONAL EXCEPTIONAL BENEFITS

- 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
- White glove appointment with Edmonson Electric after close
- Taexx – Tubes in the Wall® pest control system
- Sentricon® with Always Active termite control

NEW HOME GALLERY ADDRESS: 5549 Long Shore Loop, Sarasota, FL 34238

NEW HOME GALLERY PHONE: 941-219-4642

DISCOVER THE MATTAMY WAY at mattamyhomes.com



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