



# PARKVIEW AT LONG LAKE RANCH

## INCLUDED FEATURES IN YOUR TOWNHOME

### CURB APPEAL & CONSTRUCTION DETAILS

- Architectural roof shingles with 30-year warranty
- 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
- Sherwin Williams® exterior paint
- Insulated, Vinyl Low-E double pane windows with screens
- Insulated garage door
- Engineered roof trusses w/ 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
- Gutters on four sides

### 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
- Energy efficient R-30 insulation in attic ceiling
- 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 42" 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
- Stylish interior knob door hardware
- Rocker light switches
- 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)
- Ecobee Smart Thermostat compatible with Amazon Alexa Voice Services
- Electronic smart lock with handle set and deadbolt
- Video Doorbell - with app, video recording and 2-way communication
- ClareOne™ Touchscreen Panel - smart home control & security capabilities
- Exterior smart light (1)
- SEER2 Energy-efficient cooling and heating system
- Data/TV 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
- Combination smoke and carbon monoxide detectors with battery back-up for safety

### PLUMBING

- 50-gallon electric water heater
- Elegant designer faucet collection
- 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:** 19222 Blue Pond Drive, Lutz, FL 33558

**NEW HOME GALLERY PHONE:** 813-544-3786

**DISCOVER THE MATTAMY WAY at [mattamyhomes.com](http://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 03.08.24





# PARKVIEW AT LONG LAKE RANCH

INCLUDED FEATURES IN YOUR SINGLE-FAMILY HOME

## CURB APPEAL & CONSTRUCTION DETAILS

- Architectural roof shingles with 30-year warranty
- Pavers on driveway, lead walk, front entry and lanai
- 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 floor perimeter walls
- 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
- Gutters on all four sides

## 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
- Energy efficient insulation
- Quartz countertops in baths (Level 1)
- 6" x 6" shower wall tile in all baths (Level 1)

## STYLISH KITCHEN

- Timberlake® wood 42" 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" 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

- 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)
- Electronic smart lock with handle set and deadbolt
- Ecobee Smart Thermostat compatible with Amazon Alexa Voice Services
- 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 for safety
- 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
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