



CURB APPEAL & QUALITY CONSTRUCTION

- Concrete tile roof with peel & stick underlayment
- 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 8' fiberglass front entry door with impact glass insert
- Impact resistant windows with screens
- Engineered roof trusses with hurricane tie-downs for wind protection
- Stylish coach lights (per elevation)
- Full aluminum gutter wrap

INTERIOR DESIGN

- Airy 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, and semi-gloss in baths
- Energy efficient insulation
- Quartz countertops in baths
- 6" x 6" shower wall tile in all baths (Level 1)

STYLISH KITCHEN

- Timberlake® wood 42" upper cabinets (level 1)
- Quartz countertops with eased edge (level 1)
- Stainless steel Whirlpool® smooth top self-cleaning range, over the range microwave and dishwasher
- Undermount stainless steel 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 curved lever door hardware
- Ventilated shelving in closets and laundry
- Painted wood windowsills
- Solid surface sills in wet areas

ENERGY-EFFICIENT & SMART HOME FEATURES

- SEER2 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)
- Electric smart lock with handle set and deadbolt
- Ecobee Smart Thermostat – Amazon Alexa compatible
- Video Doorbell - with app, video recording and 2-way communication
- ClareOne™ Touchscreen Panel - smart home control & security capabilities
- Smart Wi-Fi 1/2-HP garage door opener with 2 remotes per garage (quantity per plan)
- 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

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
- 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: 11410 Myakka Blue Dr, Venice, FL 34293

NEW HOME COUNSELORS: 941-655-9325

DISCOVER THE MATTAMY WAY AT [Brightmore-Living.com](https://www.brightmore-living.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. Pursuant to the Fair Housing Act, this housing is intended for occupancy by at least one person 55 years of age or older per home, although the occupants of a limited number of the homes may be younger. Within this limited number, one member of the household must be 45 years or older with no one in permanent residence under 18 years of age. Effective 4/8/24