



# LAKEVIEW DOWNS

INCLUDED FEATURES IN YOUR HOME

## ENERGY-EFFICIENT FEATURES

- Airtight poly sealant foam around windows, doors, and base plates
- Foam compression weather-stripping on all exterior doors
- Goodman 16 SEER Rated HVAC system (10 yr. parts and labor warranty included)
- High Efficiency 80% AFUE sealed gas furnace
- Wi-Fi enabled Ecobee® thermostat, smart phone compatible
- Energy Efficient Vinyl Windows with Low E3 glazing
- Rheem® Tankless water heater
- Delta® water saving plumbing fixtures
- Zurn® PEX freeze tolerant plumbing system
- Energy Star® kitchen appliances
- Kwikset® keyless entry lock with Z-wave technology for smartphone
- Ring® video doorbell
- Wi-Fi enabled garage door opener
- LED disk lighting throughout
- Smoke detectors with battery back-up
- Carbon monoxide detectors with battery back-up
- Weather sensing irrigation control
- Security System - Intrusion alarm wired to motion sensor and all exterior doors with keypad

## DESIGNER KITCHEN FEATURES

- Shaker Panel Painted Cabinets with Hidden European Hinges
- Kitchen Cabinets Extended to ceiling with glass doors, puck lights
- Under Cabinet Lighting in the Kitchen (per plan)
- 3CM Level 1 Silestone Countertops
- Designer Level 3 ceramic tile backsplash
- G.E. Cafe 36" Gas Cooktop / G.E. Cafe 30" Electric Double Oven
- Stainless steel canopy style hood vented to exterior
- G.E. Profile Built-In Microwave
- G.E. High Efficiency Dishwasher
- Under-mount Stainless Steel Farmhouse Sink
- Stainless Steel Single Lever faucet with pull out sprayer
- Garbage disposal
- 1 electrical outlet with USB Connection
- Pendant Lights over island
- Satin Nickel "Stanton" Cabinet Pulls

## LUXURIOUS BATH FEATURES

- 3CM Level 1 Silestone vanity top with rectangular undermount bowl
- Vanity wall mirrors framed with decorative lighting
- Designer inspired master shower with Level 3 ceramic wall tiles to ceiling and 1 row vertical accent band
- Mud-pan with Level 3 Flooring in Shower
- Frameless glass shower enclosure
- Freestanding tub (per plan)
- Delta® stainless steel finish plumbing fixtures
- Satin nickel finish accessories & lighting fixtures in all baths
- Satin nickel "Hadly" Cabinet Knobs

## ELEGANT INTERIOR FEATURES

- Large Format, Engineered Wood Flooring in entry, kitchen, dining, family, study, and mudroom (per plan)
- Level 3 Designer Ceramic tile in baths and utility
- Signature oversized 7" baseboards downstairs
- 8' Solid doors throughout first floor, 6'8" Solid Doors Upstairs
- Dramatic wood mantel with tile surround on 42" wood burning fireplace
- Durable, plush, stain resistant carpet with 1/2" pad
- Soft touch Decora rocker switches throughout
- Ceiling fans and LED disks in master, family, and game room (per plan)
- Ceiling fans and 2 LED disks in all secondary bedrooms
- Spacious utility rooms complete cabinets and sink
- Upgrade CAT6 wiring infrastructure throughout
- CAT6/RG-6 outlets in Family Room, Owner's Suite (Additional standard locations vary per plan)
- Elegant crown molding in entry, dining, study, family room, and master
- Level 2 Iron spindles; oak handrail & newel post stained on site (per plan)
- Privacy Locks on All Baths and Master Suite doors
- Walk-In Closets (per plan)
- Decorative Light Fixtures

## QUALITY CONSTRUCTION & EXTERIOR FEATURES

- Dramatic Brick Exteriors with natural stone (per plan)
- Welcoming entrance with 8' tall 6 lite over 1 panel mahogany door
- Brick front porches
- Cedar garage doors with garage door opener
- Multi-dimensional composition shingles with 30 year warranty
- Fiber cement exterior siding, fascia and trim for low maintenance exterior
- Covered rear patios with gas drop
- Coach lights (per plan) and Double floodlight at rear of house (per plan)
- GFI Weatherproof outlets, Front and Rear (per plan)
- Front and Rear Anti-Siphon Water Faucets
- Exposed Aggregate finished concrete driveways, lead walk
- Full gutters around perimeter of the home
- Fully sodded home sites with generous landscape package and irrigation
- Professionally Engineered Post-Tension Foundation inspected and certified
- Structurally engineered and seal-stamped by a third party engineering firm
- One-Year Workmanship, Two-Year Mechanical Warranty, and a Ten-Year Structural Limited Warranty
- Pre-Construction, Pre-Drywall and Pre-Closing orientations with your community Construction Manager
- Boracare® termite treatment on perimeter of home
- Taexx® in wall pest control system

SALES CENTER ADDRESS: 955 Moon Deck Trail, Lucas, Texas 75002

SALES CENTER PHONE NUMBER: 469-646-0966

DISCOVER THE MATTAMY WAY AT [mattamyhomes.com](http://mattamyhomes.com)

Purchaser's Signature: \_\_\_\_\_

Purchaser's Signature: \_\_\_\_\_



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EFFECTIVE DATE: MARCH 16, 2021