



# KENSINGTON PLACE - TOWNHOMES

## 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 - except bedrooms
- 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
- Third party Energy Raters conduct on site testing to verify energy efficiency, air tightness, and duct sealing on every home

### DESIGNER KITCHEN FEATURES

- 42" Raised Panel Oak Cabinets with Hidden European Hinges
- 3CM Level 1 Silestone Countertops
- Designer Level 2 ceramic tile backsplash
- G.E. 30" Gas Cooktop / 30" Electric Oven Below
- G.E. Over the Cooktop Microwave vented outside
- G.E. High Efficiency Dishwasher
- Under-mount Stainless Steel 50/50 Double Bowl Sink
- Stainless Steel Single Lever faucet with pull out sprayer
- Garbage disposal
- 1 electrical outlet with USB Connection

### LUXURIOUS BATH FEATURES

- Vanity wall mirrors with decorative lighting
- Designer inspired master shower with Level 2 ceramic wall tiles to ceiling
- Delta® stainless finish plumbing fixtures
- Satin nickel finish accessories and lighting fixtures in all baths
- Elegant Engineered marble with rectangular drop-in bowl
- Pedestal sink in powder bath (per plan)

### ELEGANT INTERIOR FEATURES

- Large Format, Low-maintenance plank flooring in entry, kitchen, dining, family & powder (per plan)
- Level 2 Designer Ceramic tile in baths and utility
- Signature oversized 5" baseboards throughout
- Durable, plush, stain resistant Level 1 carpet with 1/2" pad
- Soft touch Decora rocker switches throughout
- Ceiling fans with decorative light kit in master, family, game room (per plan)
- Interlogix® Concord 4 Control Box structured wire panel serves as a hub
- Upgrade CAT6 wiring infrastructure throughout
- CAT6/RG-6 outlets in Family Room, Owner's Suite (Additional standard locations vary per plan)
- Contemporary solid wood spindles; oak handrail and newel post finished 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
- Welcoming entrance with 8' tall mahogany door
- Wayne Dalton 9100 series metal garage door with garage door opener
- Multi-dimensional composition shingles with 30 year warranty
- Fiber cement exterior siding, fascia and trim for low maintenance exterior (per plan)
- Coach lights at entry and garage (per plan)
- GFI Weatherproof outlets, Front and Rear (per plan)
- Front and Rear Anti-Siphon Water Faucets
- Brushed finished concrete driveways and lead walk
- Brushed finished concrete patios
- Full gutters around perimeter of the home
- Fully sodded home sites with generous landscape package
- 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: 1917 Diyaa Court, Farmers Branch, Texas 75234**

**SALES CENTER PHONE NUMBER: 469-646-0943**

**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