



VILLAGES OF HURRICANE CREEK

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
- Stainless steel canopy style hood vented to exterior
- G.E. Built-In Microwave
- G.E. High Efficiency Dishwasher
- Under-mount Stainless Steel 50/50 Double Bowl Sink
- Stainless Steel Single Layer faucet with pull out sprayer
- Garbage disposal
- 1 electrical outlet with USB Connection

LUXURIOUS BATH FEATURES

- Vanity wall mirrors with decorative strip lighting
- Designer inspired master shower with Level II ceramic wall tiles to ceiling
- Mud-pan with Level 2 Flooring in Shower
- Optional Acrylic Drop in Tub (Per Plan)
- 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 & mudroom (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)
- Elegant crown molding in entry and master
- Contemporary solid wood spindles; oak handrail and 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 options
- Welcoming entrance with 8' tall mahogany door
- Brick front porches
- Cedar overlay garage door with garage door opener
- Privacy fencing (per community guidelines)
- Multi-dimensional composition shingles with 30 year warranty
- Fiber cement exterior siding, fascia and trim for low maintenance exterior
- Covered rear patios
- Coach lights at entry and garage and Double floodlight at rear patio
- GFI Weatherproof outlets, Front and Rear (per plan)
- Front and Rear Anti-Siphon Water Faucets
- Brushed concrete finish concrete driveways, lead walk and 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

PERSONALIZE YOUR HOME WITH OPTIONAL FEATURES

- Additional Phone and television pre-wiring
- Floor covering upgrades, Cabinet upgrades, Appliance upgrades
- Faucet and Lighting upgrades
- Dining Room option, master bath options and optional fireplace (per plan)
- Optional extended garage on 3rd car garage, per community

SALES CENTER ADDRESS: 3212 Hidden Valley Drive, Anna, Texas 75049

SALES CENTER PHONE NUMBER: 469-646-0937

DISCOVER THE MATTAMY WAY AT mattamyhomes.com

Purchaser's Signature: _____

Purchaser's Signature: _____



If home buyer is working with a licensed Texas Real Estate agent or Broker, the agent or Broker must accompany and register buyer on the first visit to the community. Mattamy Homes reserves the right to modify features or adjust pricing without notice. No offer is valid until accepted and approved by Mattamy Homes. Equal Housing Builder. Print 3/16/2021

EFFECTIVE DATE: MARCH 16, 2021