



SUNSTONE AT WELLEN PARK

INCLUDED FEATURES IN YOUR HOME

CURB APPEAL & CONSTRUCTION DETAILS

- Cement 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 Floratam sodded yard with irrigation, mulched landscape beds and an assortment of plants
- Concrete block construction on first floor perimeter walls
- Sherwin Williams® exterior paint
- Schlage® handle set with deadbolt
- Wind-rated 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

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 with eased edge (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

INTERIOR TRIM

- 3¼" baseboard and 2¼" door casing
- Schlage® interior knob door hardware
- Ventilated shelving in closets and laundry
- Painted wood windowsills
- Solid surface sills in wet areas

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)

ENERGY EFFICIENT SMART SELECTIONS

- 15 SEER cooling and heating system
- 3 TV/data ports
- Duplex outlet with dual USB port in kitchen, owner's suite and stop & drop (per plan)
- Ecobee5 Smart Thermostat with Built-in Amazon Alexa Voice Services
- Rocker light switches
- 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
- 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

NEW HOME GALLERY ADDRESS: Preto Blvd. at Manasota Beach Rd. Venice, FL 34293

DISCOVER THE MATTAMY WAY at 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. 01.18.22





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COMMUNITY INFORMATION

2022 SUMMARY OF MAINTENANCE, UTILITIES, AND INSURANCE RESPONSIBILITIES AND FEES

MAINTENANCE

• Common Areas (Landscape, Pool & Amenities)	Association
• Residential Lawn Maintenance and Irrigation– Attached Villas	Association
• Residential Lawn Maintenance and Irrigation – Single Family Homes	Association
• Roof and Exterior – Attached Villas	See Declarations
• Roof and Exterior – Single Family Homes	Owner
• Interior Pest Control	Owner

UTILITIES

• Irrigation Water Common Areas	Association
• Potable Water & Sewer – Attached Villas	Owner
• Potable Water & Sewer – Single Family Homes	Owner
• Trash Removal	Owner
• TV, Internet & Phone - via Hotwire***	Association (per fees)

INSURANCE

• Common Areas	Association
• Homeowners Insurance and Hazard Insurance – Attached Villas & Single-Family Homes	Owner
• Contents Insurance	Owner

HOME TYPE	HOA FEE PER MONTH	CDD FEE PER YEAR*	INITIAL ASSESSMENT (ONE TIME)**	ESTOPPEL FEE (ONE TIME)**	IRRIGATION HOOKUP FEE (ONE TIME) **	Hotwire TV, Internet & Phone Paid Monthly***
Attached Villas	\$305	\$1,446	\$750	\$200	\$800	\$70
Single-Family - 40' Homesites	\$268	\$1,778	\$750	\$200	\$800	\$70
Single-Family - 50' Homesites	\$279	\$2,110	\$750	\$200	\$800	\$70

The above assessments and fees are good faith estimates and subject to change based on actual operating budgets. Please see New Home Counselor or refer to the Governing Documents and Association's current Budget found in Sales Documentation for more description of these and all other assessments, fees and responsibilities. *Paid annually in property tax bill (prorated first year). This includes both O&M and debt. **One-time fee that is paid at closing. ***TV, Internet and phone services provided by Hotwire for Sunstone at Wellen Park. Services will be billed at \$70/monthly and paid in addition to HOA dues. Phone is included for 1 year, and rates are subject to change. All prices, availability and information is subject to change. Effective 11/30/21