

The FRANKLIN



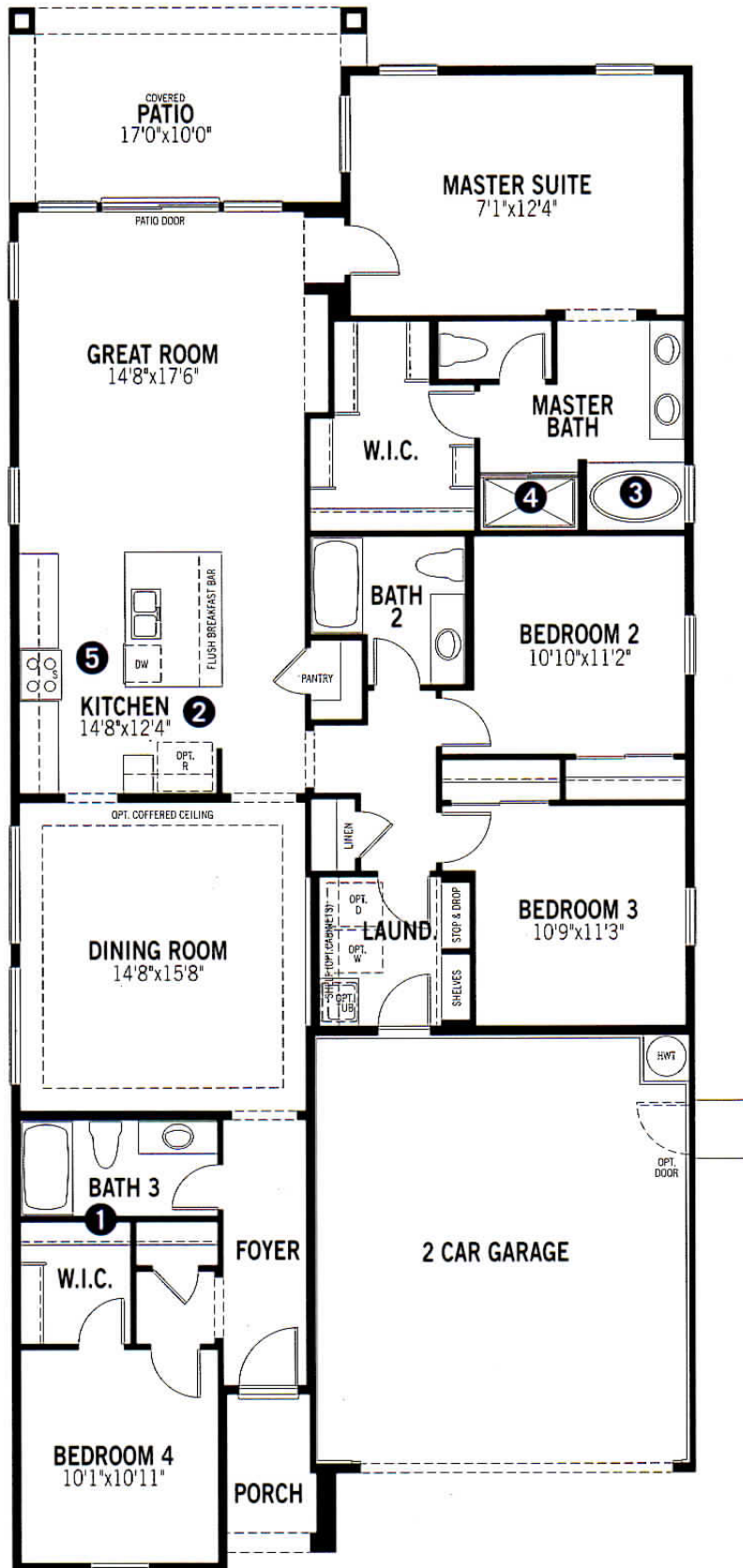
2,002 SQ.FT.

PLAN 3512

• 4 BEDROOM • 3 BATHROOM • 2 CAR GARAGE



THE FRANKLIN • 2,002 SQ.FT. • PLAN 3512



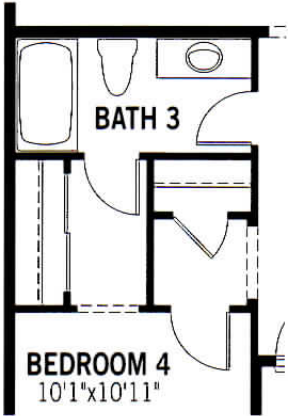
Main Floor Plan

All plan illustrations are artist's concept and are no part of a legal contract. Specifications, terms and conditions are subject to change without notice. These floor plans, room dimensions and exterior foot prints only apply to elevation "B" as far as listed base price. Note that plan square footages and room dimensions may vary according to elevation and options selected. Plan may be built as the mirror image. Flooring illustrations are used to show area of flooring, actual flooring type is specified on the Community Feature Sheet. Please consult your New Home Counselor for more details. E.&O.E. March 2015. Copyright 2015. - Mattamy Homes Limited. ROC License #249191B

Architect's Choice Options

Main Floor Options

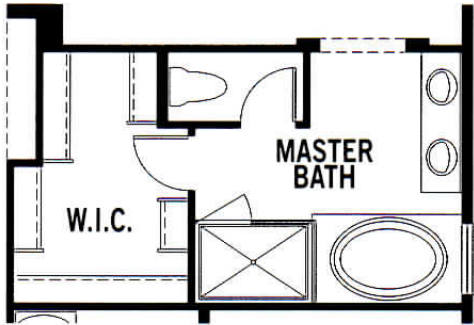
- 1 Bedroom Access to Bath 3



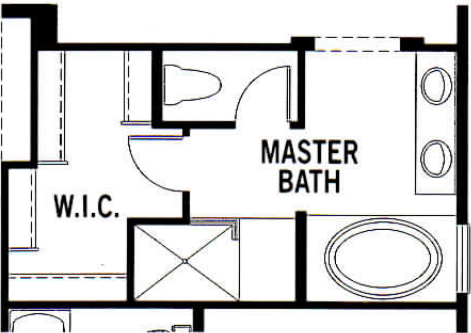
- 2 Galley Kitchen



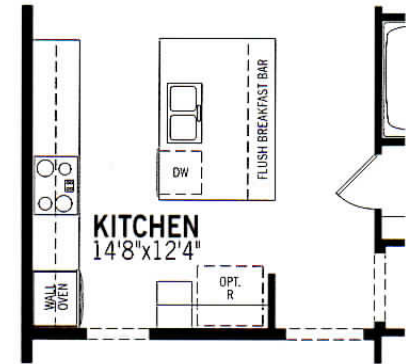
- 3 Drop-In Tub and Shower at Master Bath



- 4 Walk-In Shower



- 5 Gourmet Kitchen



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Included Features In Your Home

ENERGY EFFICIENCY

- **SRP Energy Star® Version 3 Home Program: An upgraded energy program for personal comfort & savings**
- R-30 blown in cellulose insulation in attic areas
- **2x6 exterior framed wall construction**
- 50 gallon gas water heater
- Radiant Barrier TECH SHIELD® for additional energy savings
- **Natural Gas Community**
- Programmable thermostat
- CFL light bulbs for maximum efficiency
- **14 SEER HVAC**
- Dual pane, Low-E windows with attractive vinyl window frames
- Fresh-Air intake
- **Insulated garage door**

ELEGANT DESIGNER KITCHENS

- **Whirlpool® appliance package – choice of black or white**
- Birch cabinets
- Laminate countertops with matte finish
- Recessed lighting with white baffles in kitchen
- Electric Whirlpool® range – choice of black or white
- Whirlpool® MicroHood – choice of white or black
- Stainless steel sink
- **Moen® chrome pull-out kitchen faucet**
- Whirlpool® Tall-Tub dishwasher
- **Pre-plumbed for refrigerator ice maker and water line**
- Garbage disposal

LUXURIOUS BATH FEATURES

- **Executive height 36" Birch vanity cabinets in master bath**
- **Cultured marble vanity top in all baths**
- Marble square vanity edge in all baths
- Moen® chrome plumbing fixtures
- Moen® chrome bath accessories
- Expansive 42" plate glass mirrors with chrome light fixtures
- Elongated toilets in all baths
- Recessed mirrored medicine cabinets

INTERIOR FIT & FINISH

- Chrome lever interior door hardware
- Designer interior doors with choice of 5 door styles
- White painted wood stair rails (per plan)
- **12"x12" ceramic tile at kitchen/nook, laundry, entry and baths**
- 2 ½" baseboards
- Ceiling fan pre-wire in great room and master
- Pre-wired for phone at 3 locations – kitchen, family/great room & master
- Pre-wired for cable at 3 locations – family/great room, master & customer's choice
- Brushed nickel or olde bronze light fixtures
- Hand applied skip trowel drywall texture on walls & ceilings
- 9' ceilings on single-story plans
- Garage door pre-wire

QUALITY CONSTRUCTION & EXTERIORS: THE MATTAMY WAY

- Post-tension foundation for every home
- **Taexx In-Wall® Pest Defense system**
- **Front yard landscape package**
- Two exterior hose-bibs
- Professionally themed exterior paint schemes
- Therma-Tru® 8' raised panel insulated fiberglass front entry door
- **Chrome front door handle**
- Durable concrete roof tile
- 200 amp all-in one service panel
- 10 year structural warranty

PERSONALIZE YOUR HOME WITH OPTIONAL FEATURES

- Whirlpool gas appliances
- Elegant oversized showers in master bath (per plan)
- Stair rail with wrought iron
- Two-tone paint
- Upgraded wiring packages for your individual needs
- Exterior gas BBQ outlet for entertaining



In an effort to continuously improve our homes, Mattamy Homes reserves the right to modify interior and exterior designs, specifications, locations, sizes and design features of floorplans and elevations without notice. Ceiling heights and window sizes/locations may vary with exterior elevations. Prices are subject to change without notice. Lot premiums may apply. Square footage is approximate. Model homes contain some optional features not included in the base price of the home. Illustration is artist's conception and not intended to show specific detailing. Mattamy Arizona Construction, LLC, REG #249191B - Mattamy Homes/Arizona, 9200 East Pima Center Parkway, Suite 200, Scottsdale, AZ 85258, (480) 302-0080. Public Report available on-line at www.ris.state.az.us. 10.22.2015