



Quick Delivery Homes

LUXURY VILLAS

Step into the world of Mattison Estate, where the perfect blend of luxury and convenience awaits. Situated on the historic Lindenwold grounds, this remarkable community features five Quick Delivery Homesites, each meticulously designed with premium upgrades and customizable open floor plans tailored to meet your individual needs.

Immerse yourself in the picturesque setting offered by these homesites, a rare opportunity to experience elegance within walking distance to downtown Ambler's exquisite dining and shopping. Mattison Estate, recognized as the Community of the Year for Best in PA Living, sets a new standard for those seeking a lifestyle defined by opulence and comfort. Welcome to your new home.



800 Grayson Lane, Ambler, PA 19002
mattisonestate.com
215.628.2525

Presented By:



THE
GOLDBERG
GROUP

Guidi
CONSTRUCTION
MANAGEMENT LLC



*Photos shown of similar models, subject to change without notice - 3/22/24.

Quick Delivery Homes

VILLA FEATURES



INTERIOR FEATURES

- 9' finished ceiling height on 1st floor and 8' height on 2nd floor (subject to soffits and dropped areas per plan)
- Custom built foyer staircase with stained oak treads and painted risers, stringers, and newel posts. Basement stairs are yellow pine boxed sets with painted grey finish
- Direct vent gas burning fireplace in family room. Painted wood mantel with slate surround & hearth
- Upgraded painted casing trim and baseboards throughout
- All windows and doors are finished with wood jambs and trim
- Schlage interior door hardware throughout in choice of oil rubbed bronze or chrome
- Pre-finished 3 1/4" hardwood flooring in foyer, kitchen, breakfast room, dining room, mudroom and powder room
- Complete upgraded custom closet system in owner's bedroom closets. Ventilated wire shelving in remaining areas. Designer molded solid core doors (7'8" 1st Floor, 6'8" 2nd Floor)
- Shaw Carpet with Scotch Guard protection
- Laundry Room will have Designer Vinyl flooring
- Smart Home Ready Package including programmable thermostat



800 Grayson Lane, Ambler, PA 19002
mattisonstate.com
215.628.2525

Presented By:



THE
GOLDBERG
GROUP

Guidi
CONSTRUCTION
MANAGEMENT LLC



*Photos shown of similar models, subject to change without notice - 3/22/24.

Quick Delivery Homes

VILLA FEATURES

SUMPTUOUS BATHS

- Designer Mirabella Signature faucets and bathroom accessories throughout
- 5' American Standard Signature Americast tub in secondary bathroom
- Custom granite tops in master bathroom and cultured marble tops in remaining full baths
- Mirabella pedestal sink in powder room
- Stone-inspired 12" x 12" porcelain tile in owner's bathroom, secondary baths and designer vinyl floors in the laundry room
- Glass framed shower door in owner's bathroom
- Comfort height elongated commode in all baths

GOURMET KITCHENS

- Custom Century Cabinets with islands and 42" wall cabinets in a variety of finishes
- Granite counter and island tops with 4" granite backsplash
- Stainless Steel GE Profile Appliance Package
- 30" fire burner slide in gas range and Chef Connect overcounter microwave and dishwasher
- Push button garbage disposal with air switch
- Ice maker line to refrigerator
- Six recessed lights included



PAINTING

- Interior walls and ceilings to be painted bone white, two coats, latex, flat
- All interior woodwork will have two coats, semi-gloss, latex
- Garage interior to be painted Builder White
- Builder includes touch-up paint and stain for homeowners use

ENERGY EFFICIENT DESIGN

- York High Efficiency Gas Heating System
- High Efficiency Central Air Conditioning
- Fifty-gallon Bradford White High Efficiency gas water heater
- PEX water lines with Manibloc in basement
- 200 AMP electrical underground service
- Electronic smoke and CO2 detectors
- Pre-wired for three telephone jacks and three cable outlets
- Interior fire sprinkler system
- Energy saving R-38 insulation in all main ceilings and R-19 in all exterior walls
- Washer and dryer electric hookups



800 Grayson Lane, Ambler, PA 19002
mattisonstate.com
215.628.2525

Presented By:



THE
GOLDBERG
GROUP

Guidi
CONSTRUCTION
MANAGEMENT LLC



*Photos shown of similar models, subject to change without notice - 3/22/24.

Quick Delivery Homes

VILLA FEATURES

LANDSCAPE FEATURES

- Front and side of lot is sodded, rear of lot to be raked and seeded
- Underground sprinkler system for sod area
- Professionally designed landscape package included with each home
- Driveway to be asphalt binder course and wearing course. Dimensions as shown on site plans

BEST-IN-CLASS STRUCTURAL DESIGN

- 2" x 6" exterior wall construction
- Steel I-beam and column construction with an engineered I-joist system for quiet floor design
- 9' high poured concrete basement walls with Delta Foundation Wrap and interior and exterior perimeter drain system with sump pump



EXTERIOR FEATURES

- Real stone veneer and James Hardie fiber cement bevel-lap siding as per Architect's Plans
- PELLA Lifestyle series, low "E" glazing, wood with maintenance-free exterior aluminum cladding
- ThermaTru 8' front door and sidelites as per plan
- GAF Timberline fiberglass asphalt roof shingles
- All gutters and downspouts to be aluminum, in builder selected colors
- Two exterior hose bibs and two exterior electrical outlets
- Cloplay "Coachman Series" two-car garage doors including remote-operated, overhead door opener and entrance keypad
- Anti-infiltration measure including professional caulking around all doors, windows & exterior walls
- Composite deck (deck size varies by model)



800 Grayson Lane, Ambler, PA 19002
mattisonstate.com
215.628.2525

Presented By:



THE
GOLDBERG
GROUP

Guidi
CONSTRUCTION
MANAGEMENT LLC



*Photos shown of similar models, subject to change without notice - 3/22/24.

Quick Delivery Homesite 44

THE HAMMOND



MATTISON
— ESTATE —



FRONT VIEW



800 Grayson Lane, Ambler, PA 19002
mattisonestate.com
215.628.2525

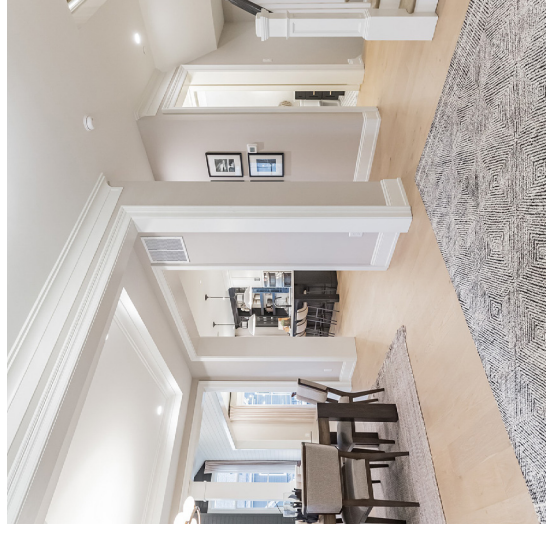
Presented By:



THE GOLDENBERG GROUP

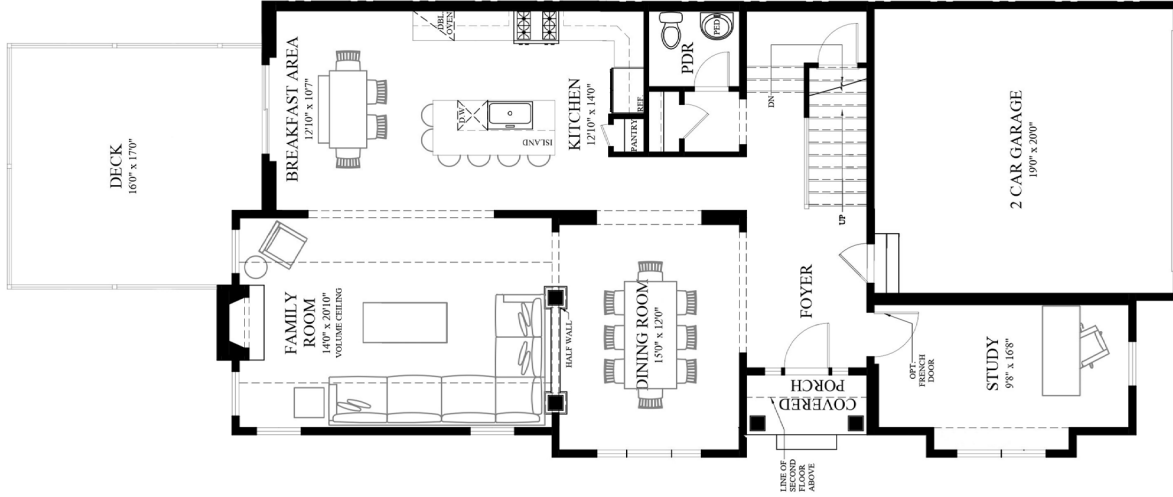


Guidi
CONSTRUCTION OPPORTUNITY
MANAGEMENT LLC

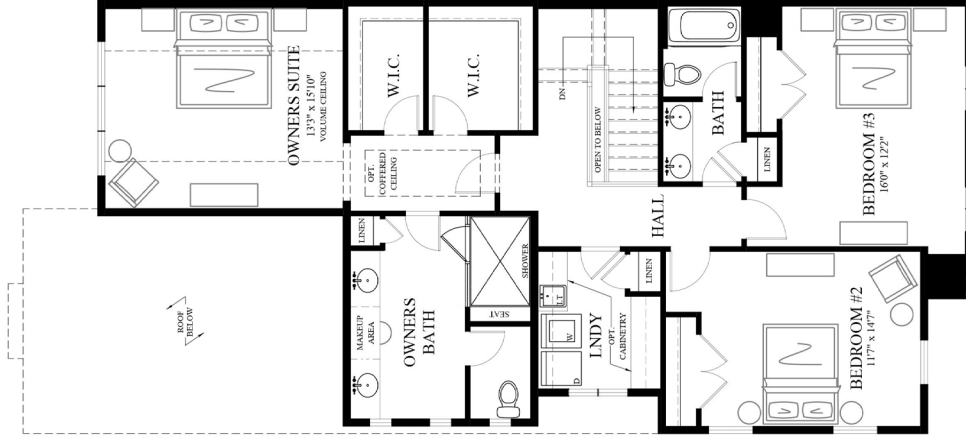


Quick Delivery Homesite 44

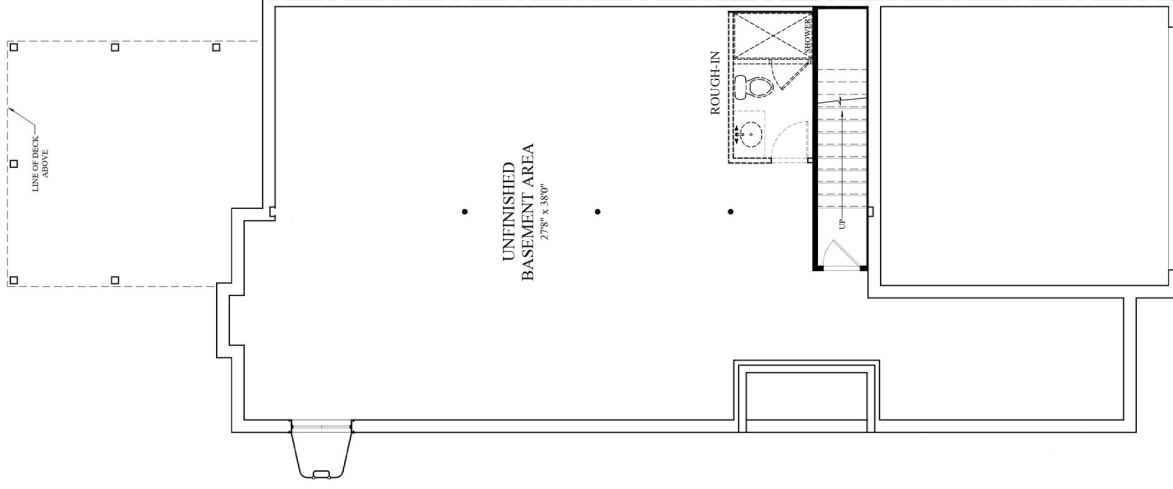
THE HAMMOND



FIRST FLOOR PLAN
9'-0" CEILING HEIGHT



SECOND FLOOR PLAN
8'-0" CEILING HEIGHT



BASEMENT PLAN
9'-0" FOUNDATION WALL HEIGHT