



Image artist rendering



The Enclave Collection

LAKEFRONT 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 six lakefront homesites, each meticulously designed with premium upgrades and customizable open floor plans tailored to meet your individual needs.

Immerse yourself in the picturesque views 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 - 4/9/24.

Four luxurious models to choose from

THE HAMMOND

- Elite addition
- Breakfast extension
- Luxurious chef's kitchen
- Wolf appliances including Sub-Zero refrigerator
- Custom paint color (one) throughout
- Volume ceiling in owners suite
- 3"x6" Subway tile kitchen backsplash
- Hardwood throughout 1st floor
- Elegant owners' suite
- HVAC room in attic
- Concealed Sprinkler heads – 1st floor
- Black windows
- Basement 3-piece rough-in
- Upgraded Craftsman rail

THE WINGATE

- Luxurious chef's kitchen
- Wolf appliances including Sub-Zero refrigerator
- Custom paint color (one) throughout
- Open stairs to the basement
- Tray Ceiling in owners suite
- 3"x6" Subway tile kitchen backsplash
- Upgraded Craftsman rail
- Concealed sprinkler heads – 1st floor
- Hardwood throughout 1st floor
- Basement 3-piece rough-in
- Black windows

WINGATE GRAND

- Luxurious chef's kitchen
- Wolf appliances including Sub-Zero refrigerator
- Custom paint color (one) throughout
- Open stairs to the basement
- Tray ceiling in owners suite
- 3"x6" Subway tile kitchen backsplash
- Enhanced plan featuring loft
- Concealed sprinkler heads – 1st floor
- Hardwood throughout 1st floor
- Basement 3-piece rough-in
- Black windows
- Upgraded Craftsman rail

WHITTAKER GRAND

- Luxurious chef's kitchen
- Wolf appliances including Sub-Zero refrigerator
- Custom paint color (one) throughout
- Upgraded Craftsman rail
- Expanded deck to 19'3" x 15'
- 3"x6" Subway tile kitchen backsplash
- Premium floorplan with study & loft
- Concealed sprinkler heads – 1st floor
- Hardwood throughout 1st floor
- 3-piece basement rough-in
- Black windows



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 - 4/9/24.

The Enclave Collection

ALL 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 throughout 1st floor
- 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 - 4/9/24.

The Enclave Collection

ALL 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 48" wall cabinets in a variety of finishes
- Granite counter and island tops with 4" granite backsplash
- Wolf appliance package including Sub-Zero refrigerator
- Push button garbage disposal with air switch
- Ice maker line to refrigerator
- Six recessed lights included



PAINTING

- Interior walls to be painted custom paint color (one) throughout and ceilings to be painted 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 - 4/9/24.

The Enclave Collection

ALL 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 - 4/9/24.