



M&M HOMES

JACKSONVILLE

HISTORIC & ESTABLISHED NEIGHBORHOODS



Thoughtful Homes. Timeless Neighborhoods.

At M&M Homes, we believe a well-designed home should enhance the character of its neighborhood and the way you live every day.



THE M&M HOMES APPROACH



ARCHITECTURE WITH PURPOSE

Timeless design that honors historic character while embracing modern living.



NATURAL LIGHT & OPEN SPACES

Large windows and thoughtful layouts that bring the light in and elevate everyday living.



FUNCTIONAL LIVING

Flexible spaces designed for how you live, work and gather.



PERSONALIZED DESIGN

Semi-custom options so your home is as unique as you are.



BUILT FOR HOW YOU LIVE.

Built for where you love.

Every detail of your home is carefully considered—from the architecture and materials to the way each space functions—resulting in a home that feels beautiful, comfortable, and enduring.



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BUILT WITH INTEGRITY. CRAFTED TO LAST



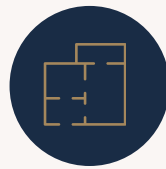
QUALITY. CRAFTSMANSHIP. COMFORT.

Included Features in Every M&M Home



ARCHITECTURE & DESIGN

- Timeless exterior elevations that complement historic neighborhoods
- Large, vertically aligned windows for abundant natural light
- Higher ceilings for an open, airy feel
- Thoughtful architectural detailing



FUNCTIONAL LIVING

- Open concept layouts ideal for entertaining and everyday living
- Well-planned storage, pantries & closets
- Flexible spaces for work, guests or hobbies
- Indoor-outdoor connection options with porch and patio designs



COMFORT & EFFICIENCY

- Two independently operated HVAC systems (one per floor) for balanced, consistent comfort
- High-efficiency heat pump systems
- Energy-conscious insulation and windows for year-round efficiency
- Tankless water heater for on-demand efficiency
- Designed with proper ventilation and airflow for ideal indoor comfort



CURATED INTERIORS

- Wide plank luxury flooring in main living areas
- Designer-selected cabinetry with soft-close drawers and quality hardware
- Quartz countertops in kitchen and baths
- Stylish tile, fixtures & lighting chosen for a cohesive, elevated look
- Broader selection of standard finishes – more beauty included from the start



QUALITY CONSTRUCTION

- 2x6 wood frame construction
- Engineered roof trusses with hurricane straps & tie downs
- Fiber cement siding for lasting durability
- 30-year architectural shingles
- Crafted by a local team committed to quality and detail



PEACE OF MIND

- 1 Year workmanship warranty
- 5 Year labor & 10 Year parts HVAC warranty
- 10 Year structural warranty backed by a 2-10 provider
- Termite treatment with transferable renewable warranty



THE M&M HOMES COMMITMENT

We stand behind both our homes and the experience we provide. From construction through post-closing support, our team remains committed to long-term quality, service, and homeowner care.



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Proudly Building in
Jacksonville's Historic
& Established Neighborhoods

