



tri pointe®
HOMES

BOBBY BERK X tri pointe[®] HOMES

Bobby Berk is widely recognized as a design expert and Emmy-winning TV host, yet his path to stardom was anything but overnight. With a wealth of experience in the creative and design realms, he fearlessly ventured into establishing his own brand. Showcasing a distinctive blend of hip, urban and elevated, Bobby's designs radiate a chic and welcoming essence that harmonizes seamlessly with every individual's unique lifestyle. Tri Pointe Homes' partnership with Bobby began in 2015 and naturally evolved over the years to include design collaborations at communities across the U.S.

[TAKE OUR STYLE FINDER QUIZ](#)



Come home to Grand Park

Outdoor living gets elevated with airy loggias, covered courtyards, breezy design by Bobby Berk, and a front-row seat for Summerlin's brand new Grand Park. Explore four single- and two-story single-family homes.





Life-changing by Design

Edgewood Plans 1 - 4

1,995 - 2,644 sq ft | 3 - 4 Bedrooms | 2.5 - 3.5 Baths | 2 Bay Garages

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Edgewood Plan 1 - Preliminary Floor Plans

1,995 sq ft | 3 Bedrooms | 2.5 Baths | 2 Bay Garage

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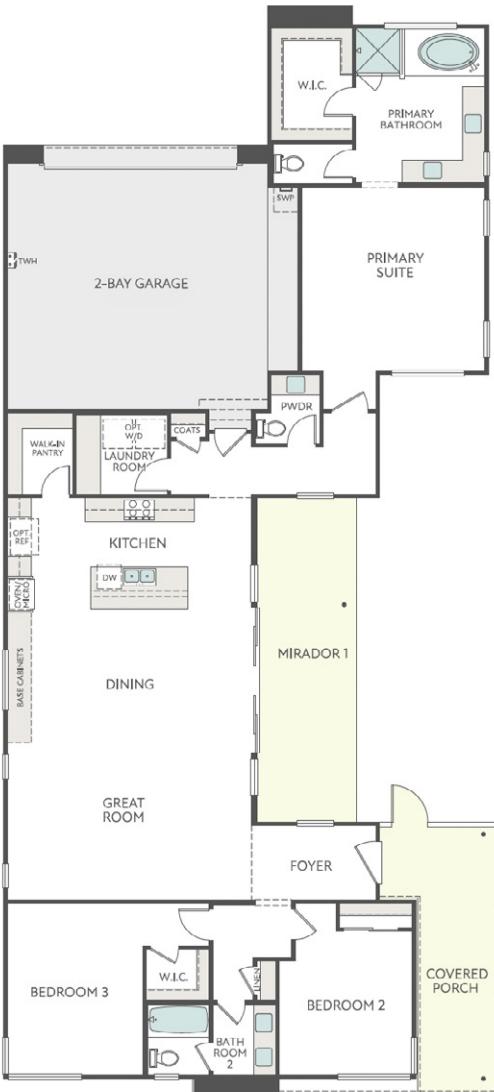
1A MODERN



1B RANCH



1C TERRITORIAL RANCH



Optional Primary Bath
Spa Shower



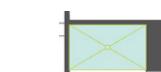
Optional Upper Cabinets /
Laundry Sink



Optional Mirador 2
at Primary Suite



Optional Dining Stacking
Sliding Glass Door



Optional Bath 2 Shower

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Edgewood Plan 2 - Preliminary Floor Plans

2,390 sq ft | 3 Bedrooms | 3.5 Baths | 2 Bay Garage

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2A MODERN



2B RANCH



2C TERRITORIAL RANCH



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Optional Primary Bath
Spa Shower



Optional Upper Cabinets /
Laundry Sink



Optional Mirador 2
at Primary Suite



Optional Dining Stacking
Sliding Glass Door



Optional
Bath 2 Shower



Optional
Bath 3 Shower



Edgewood Plan 3 - Preliminary Floor Plans

2,516 sq ft | 3 - 4 Bedrooms | 3 Baths | 2 Bay Garage

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3A MODERN



3B RANCH



3C TERRITORIAL RANCH

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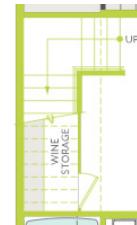
Edgewood Plan 4 - Preliminary Floor Plans

2,644 sq ft | 3 - 4 Bedrooms | 3.5 Baths | 2 Bay Garage

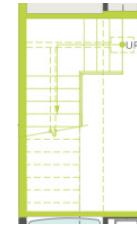
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Optional
Wine Storage



Optional
Floating Stairs



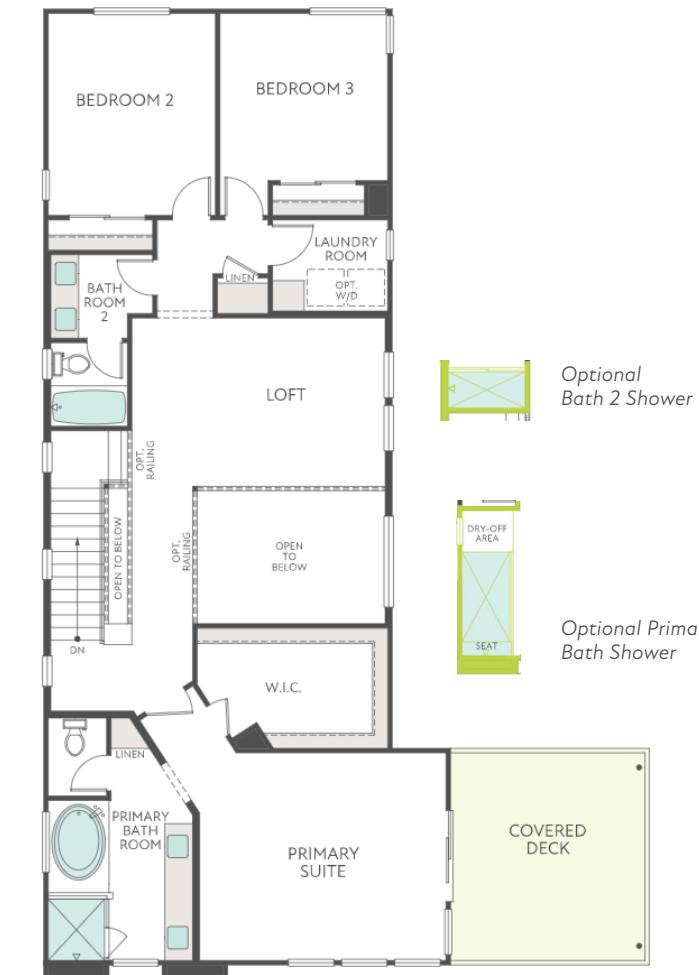
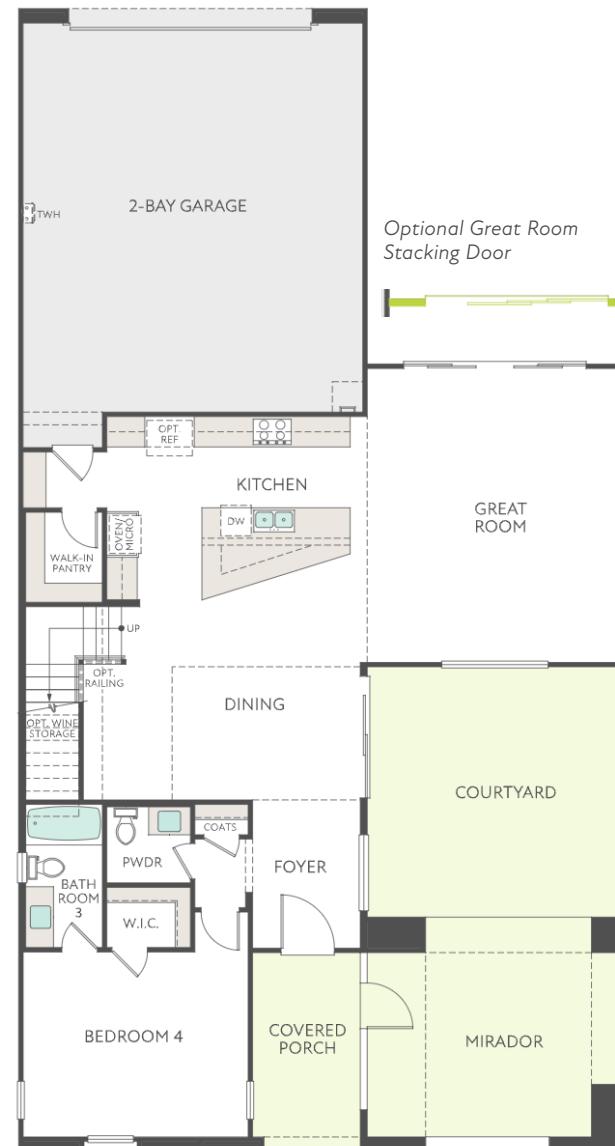
Optional
Bath 3 Shower



4C TERRITORIAL RANCH



Optional Office



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INCLUDED FEATURES

CURB APPEAL

- Architecturally specified exterior color palettes
- Paver driveways, walkways and outdoor living area in designer-selected color to compliment exterior elevations
- 8' tall Therma Tru[®] composite entry door
- Decorative entry door hardware in satin nickel finish by Schlage[®]
- 8' tall steel sectional roll-up garage doors
- Weatherproof exterior electrical outlets in select locations

THE DETAILS

- 8' Interior doors throughout home
- Primary Suite featuring walk-in closets
- 17"x17" ceramic tile flooring. Standard carpet and tile only offered in one color in entry, kitchen, all baths and laundry
- Plush carpeting over pad in choice of designer-selected colors (varies per plan)
- Interior door hardware levers in satin nickel finish
- Square drywall corners
- Knockdown drywall texture
- Paint-grade wood hand rails, paint-grade wood cap on all pony walls
- LED interior lighting

BEAUTIFUL BATHROOMS

- All bathrooms include raised-height vanities
- Quartz countertops
- Undermount sinks in all baths
- Delta chrome finish faucets
- Compartmentalized water closet with elongated toilet
- Tile shower in primary bath

ENERGY AND EARTH FRIENDLY

- Ceiling fan prewires in great room, loft, flex space and all bedrooms (quantity and location vary per plan)
- Energy efficient heating and air conditioning system
- Tankless water heater with standard hot water loop
- Soft water loop (soft water system available as an option)
- Smoke detectors with warning buzzer and battery backup
- Vinyl windows with dual-paned, spectrally selective glass
- Water efficient toilets
- Electrical vehicle charging outlet
- Whole Home Surge Protection

KITCHEN ENVY

- GE[®] appliance package including cooktop, single oven, hood, microwave and dishwasher
- Quartz slab countertop with 1.5" eased edge
- Stainless steel dual-compartment under-mounted sink
- Delta Touch 2 O faucet
- 42" upper cabinets
- Large kitchen islands

DISTINCTIVELY INTELLIGENT

- Features HomeSmart[®] with activation and support
- HomeSmart[®] package includes
 - Mesh WiFi System
 - Voice Controlled Device (2 qty)
 - Smart Switches (2 qty)
 - WiFi Thermostat
 - Smart Doorbell
 - Smart Garage Door Opener
 - Smart Irrigation Clock
 - 42" Centralized Enclosure for RG6 CAT Distribution
 - Standard outlet at Primary toilet for optional "Smart Toilets"

AVAILABLE FEATURES

At our Design Studio we offer a wide variety of optional features.* Below is a sampling of the many ways you can personalize your new home through our Design Studio. Please see your Design Studio Consultant for additional customizing opportunities.

CHOICES FOR YOUR GOURMET KITCHEN

- Selection of GE and Café appliances
- Cabinet choices including contemporary and traditional finish colors and door styles, pot and pan drawers, glass-front doors and 3" crown
- Variety of sink styles including single- and multi-compartment sinks in stainless steel and composite materials
- Choice of kitchen faucet styles and finishes from Delta
- LED under-cabinet task lighting
- Customized backsplash designs in a designer-selected array of materials and finishes

INTERIOR CHOICES

- Santa Fe drywall finishes
- Two-tone interior paint
- Upgraded door lever styles and finishes
- Mirrored closet doors
- Closet organizer systems in pantry and all bedrooms
- Upgraded interior door styles
- Stair railing choices
- Washer and dryer packages
- Window covering choices

CHOICE OF DISTINCTIVELY INTELLIGENT

- Personalized solutions for all of your home technology needs, including security systems, cameras, intercom, enhanced WiFi, home theater and networking
- Additional LED lights
- Reinforced outlets for hanging fixtures or wall sconces
- Additional duplex outlets
- Exterior holiday light outlets
- Upgraded WiFi Thermostats

BATHROOM CHOICES

- Primary bath spa shower
- Customized backsplash and spa/shower tile designs
- Variety of faucet finish choices and styles
- Tub enclosures in secondary bathtubs

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Durability, Comfort, Savings

Tri Pointe Homes is a leader in green building and our commitment is always expanding. It always will, with a steadfast passion for improving the quality of life for our homeowners and the legacy we'll all leave on this amazing planet. New materials, technologies and features are constantly being incorporated into our LivingSmart® program that includes five specific areas of advancement:



INCLUDED

- ▶ Low-formaldehyde insulation
- ▶ Low VOC interior paint
- ▶ MERV 13 air filters to reduce airborne contaminants



- ▶ LED lighting
- ▶ Energy efficient air conditioner
- ▶ Low-E spectrally selective glass windows aim to keep heat and cold outside while letting light in
- ▶ Programmable "Smart" thermostat you can control remotely
- ▶ Higher efficiency tankless water heaters with standard hot water loop
- ▶ Electrical vehicle prewired charging outlet for your earth-friendly endeavors



- ▶ Plush, stain-resistant carpeting made from recycled material
- ▶ Engineered wood products
- ▶ Engineered, insulated entry doors
- ▶ Convenient recycling center in kitchen



- ▶ Delta WaterSense® labeled faucets
- ▶ GE® ENERGY STAR® dishwasher in kitchens
- ▶ Water-efficient toilets
- ▶ Drought tolerant landscaping
- ▶ Smart irrigation clock
- ▶ Recirculation capable tankless water heater



- ▶ Control your temperature, lighting and much more via smart phone or voice control, both for comfort and convenience while at home, or for your imminent arrival when away
- ▶ Remotely control access to securely monitor who's coming and going from your video doorbell
- ▶ Your home is smart and connected via a Mesh WiFi System
- ▶ Smart WiFi entry lock

AVAILABLE

- ▶ Low VOC interior paint packages
- ▶ Central vacuum system, promoting indoor air quality
- ▶ Reverse osmosis water system at kitchen

- ▶ GE® ENERGY STAR® washing machines, dryers, and refrigerators
- ▶ Additional LED lighting

- ▶ Low-fiber flooring using material from quickly rejuvenating managed forests

- ▶ Dual Flush Toilets

- ▶ Customized solutions for all of your home technology needs including automation, security systems, cameras, intercom, enhanced WiFi, home theatre, networking and more

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