



tri pointe®  
H O M E S

# A home that is so you. Personal style, personal space.

Townhome living has never looked so good—because it's designed by you. Southridge Pointe puts the spotlight on your personal style with open floorplans and tailorabile modern design flair. Enjoy LivingSmart features, private outdoor spaces, and a gated pool retreat that's ready for everything from workouts to hang outs. Plus, you're right in the middle of everything.

With contemporary architecture and bold exterior color schemes, the design statement starts before you ever cross the threshold. But when you do, inside every detail shows off your personal sense of style, whether you embrace the Tri Pointe Design Consultants' included pre-selections, or tailor the space yourself taking advantage of the broad spectrum of Design Center offerings (and expert guidance). We're here to help bring your vision to life.





## Southridge Pointe Plans 1 - 3

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1,642 - 1,899 sq ft | 2 - 3 Bedrooms | 2.5 Baths | 2 Bay Garages

**Life-changing** by Design

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# Southridge Pointe Plan 1

1,642 sq ft | 2-3 Bedrooms | 2.5 Baths | 2 Bay Garage

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PLAN 1 | ELEVATION A



PLAN 1 | ELEVATION B



PLAN 1 | ELEVATION C



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# Southridge Pointe Plan 2

1,822 sq ft | 3 Bedrooms | 2.5 Baths | 2 Bay Garage

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PLAN 2 | ELEVATION A



PLAN 2 | ELEVATION B



PLAN 2 | ELEVATION C



Optional Cabinets  
at Dining



Optional Pantry  
Cabinets



Optional Door  
at Primary Bath



Optional Primary  
Bath Shower



Optional  
Bath 2 Shower



Optional 2nd Sink  
in Bath 2

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# Southridge Pointe Plan 2X

1,758 sq ft | 3 Bedrooms | 2.5 Baths | 2 Bay Garage

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PLAN 2X | ELEVATION A



PLAN 2X | ELEVATION B



PLAN 2X | ELEVATION C



Optional Cabinets  
at Dining



Optional Pantry  
Cabinets



Optional Door  
at Primary Bath



Optional Primary  
Bath Shower



Optional  
Bath 2 Shower



Optional  
2nd Sink  
in Bath 2

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# Southridge Pointe Plan 3

1,899 sq ft | 3 Bedrooms | 2.5 Baths | 2 Bay Garage

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PLAN 3 | ELEVATION A



PLAN 3 | ELEVATION B



PLAN 3 | ELEVATION C



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## INCLUDED FEATURES

### CURB APPEAL

- Architecturally specified exterior color palettes
- Paver driveways and walkways in designer-selected color to compliment exterior elevations
- 8' tall Therma Tru<sup>®</sup> composite entry door
- Decorative entry door hardware in satin nickel finish by Schlage<sup>®</sup>
- Steel sectional insulated roll-up garage doors
- Weatherproof exterior electrical outlets in select locations

### THE DETAILS

- Primary Suite featuring walk-in closets
- 17"x17" ceramic tile flooring in entry, kitchen, all baths and laundry
- Plush carpeting over pad
- Interior door hardware levers in satin nickel finish
- Square drywall corners
- Knockdown drywall texture
- Paint-grade wood hand rails installed on pony wall
- LED interior lighting

### BEAUTIFUL BATHROOMS

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

### ENERGY AND EARTH FRIENDLY

- EV charging prewire at garage
- Ceiling fan prewires in great room and primary suite
- Energy efficient air conditioner
- 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
- Tankless water heater
- Whole home surge protection

### KITCHEN ENVY

- GE<sup>®</sup> appliance package including range, microwave hood as well as dishwasher in stainless steel finish
- Quartz slab countertop with 1.5" square edge
- Stainless steel dual-compartment under-mounted sink
- Delta chrome touch activated faucet
- 42" cabinets with upper cabinet
- Roll-out recycle center

### DISTINCTIVELY INTELLIGENT

- Features HomeSmart<sup>®</sup> with activation and support
- HomeSmart<sup>®</sup> package includes
  - Mesh WiFi System
  - Voice Controlled Device
  - Smart Switches
  - Smart Thermostat
  - Smart Doorbell
  - Smart Garage Door Opener
  - 42" Centralized Enclosure for RG6 CAT Distribution
  - Wi-Fi Enabled Smart Front Door Lock

## 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 upgraded GE appliances
- Cabinet choices including contemporary and traditional finish colors and door styles, pot and pan drawers 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
- Customized backsplash designs in a designer-selected array of materials and finishes

### INTERIOR CHOICES

- Santa Fe drywall finish
- 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
- Additional WiFi thermostats

### BATHROOM CHOICES

- Primary bath shower
- Customized backsplash and tile designs
- Variety of faucet finish choices and styles
- Tub enclosures in secondary bathtubs
- Primary Suite electrical outlet for sensor flushing toilet

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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	AVAILABLE
 <b>HEALTH SMART</b>	<ul style="list-style-type: none"><li>► MERV 8 or higher air filters to reduce airborne contaminants, providing healthier air quality from your home's heating, ventilation, and air conditioning system</li><li>► Touch-enabled faucet at kitchen sink, improving convenience, hygiene, and water savings</li><li>► Low-formaldehyde insulation</li><li>► Low VOC interior paint</li></ul>
 <b>ENERGY SMART</b>	<ul style="list-style-type: none"><li>► Energy efficient air conditioner energy efficient HVAC equipment, which help use less energy, reducing the carbon footprint on the environment</li><li>► Low-E glass windows aim to keep heat and cold outside, while letting the light in and helping protect the flooring and furnishings from sun fading</li><li>► Programmable "Smart" thermostat you can control remotely, helping to keep your home comfortable while saving energy, even when you're away</li><li>► LED flush mount lighting uses less energy, less maintenance for you, and less waste for the environment</li><li>► EV Charging Pre-wire at Garage for a Level 2 electric vehicle charger</li><li>► Whole Home Surge Protection which can prevent external power surges from damaging your appliances and electronic devices</li><li>► Tankless water heater that only heats water when you need it</li></ul>
 <b>EARTH SMART</b>	<ul style="list-style-type: none"><li>► Engineered wood products resist warping, splitting and shrinking while reducing demand on our forests</li><li>► Plush, stain-resistant carpeting made from recycled material</li><li>► Engineered, insulated front entry doors</li><li>► Built-in recycle centers in the kitchen make recycling a breeze</li></ul>
 <b>WATER SMART</b>	<ul style="list-style-type: none"><li>► Delta WaterSense® certified faucets and fixtures in bathrooms, which use at least 20 percent less water, without compromising performance</li><li>► Water-efficient toilets in all bathrooms</li><li>► GE® ENERGY STAR® dishwasher in kitchens</li><li>► Delta Chrome Touch Activated Faucet</li><li>► Drought tolerant landscaping</li></ul>
 <b>HOME SMART</b>	<ul style="list-style-type: none"><li>► Securely monitor who's coming and going with a Video Doorbell for convenience and peace of mind</li><li>► A mesh Wi-Fi system helps keep signals strong so devices stay connected and bandwidth is improved for streaming</li><li>► Remotely control access to your home via Wi-Fi Door Lock for guests and service providers</li><li>► Control your temperature, lighting and much more via connected devices for comfort and convenience while at home, or for your imminent arrival when away</li><li>► Standard WiFi garage door opener</li></ul>

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