



tri pointe®
HOMES

The best of everything.

Conquer a sunrise run through the red rocks. Make the most of the never-ending summer in your own indoor/outdoor oasis. Call the shops at Summerlin your home-away-from-home. Then rule the night in stunning spaces for entertaining, designed to bring the wow. You've earned it—now, live it.





Carlisle Ridge Plans 1 - 3

3,234 - 4,147 sq ft | 2 - 4 Bedrooms | 3.5 - 4.5 Baths | 2 Bay Garages + Storage

(Please visit our interactive floorplans at tripointehomes.com to review additional/optional structural choices.)

Life-changing by Design

The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. A link to a third party website does not imply endorsement of that site nor any ability to control that site's privacy practices. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2022 Tri Pointe Homes, Inc. All rights reserved. For State Licensing and Notices, see <https://www.tripointehomes.com/statelicensing-notices>. 



Carlisle Ridge Plan 1

3,234 sq ft | 3 Bedrooms | 3.5 Baths | 2 Bay Garage + Storage



1A - TERRITORIAL RANCH



1B - PRAIRIE



1C - MID-CENTURY MODERN



**Floorplans are preliminary.*

The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. A link to a third party website does not imply endorsement of that site nor any ability to control that site's privacy practices. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school/district or that any particular public school/school/district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2025 Tri Pointe Homes, Inc. All rights reserved. For State Licensing and Notices, see <https://www.tripointehomes.com/state-licensing-notices>. 18

Carlisle Ridge Plan 2

3,447 sq ft | 3 - 4 Bedrooms | 3.5 Baths | 2 Bay Garage + Storage

tri pointe
HOMES



2A - TERRITORIAL RANCH



2B - PRAIRIE



2C - MID-CENTURY MODERN



*Floorplans are preliminary.

The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. A link to a third party website does not imply endorsement of that site nor any ability to control that site's privacy practices. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2025 Tri Pointe Homes, Inc. All rights reserved. For State Licensing and Notices, see <https://www.tripointehomes.com/statelicensed-notices>.

Carlisle Ridge Plan 3

4,147 sq ft | 4 Bedrooms | 4.5 Baths | 2 Bay Garage + Storage

tri pointe
HOMES



3A - TERRITORIAL RANCH



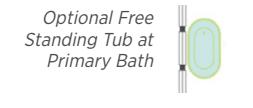
3B - PRAIRIE



3C - MID-CENTURY MODERN



Optional Additional Windows at Primary Suite



Optional Free Standing Tub at Primary Bath



Optional Pivot Entry Door



Optional Sliding Glass Door at Dining



Optional Stacking Glass Door at Lounge



Optional Loggia 3 at Great Room



Optional 60" Gas Fireplace



Optional 78" Electric Fireplace

*Floorplans are preliminary.

The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. A link to a third party website does not imply endorsement of that site nor any ability to control that site's privacy practices. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2025 Tri Pointe Homes, Inc. All rights reserved. For State Licensing and Notices, see <https://www.tripointehomes.com/statelICENSES-notices>.

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® composite entry door
- Decorative entry door hardware in satin nickel finish by Schlage®
- Steel sectional insulated roll-up garage doors
- Weatherproof exterior electrical outlets in select locations

THE DETAILS

- Volume ceilings and soffits in select locations (varies by plan and exterior elevation)
- Primary Suite featuring walk-in closets
- 12"x24" ceramic tile flooring 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
- Santa Fe drywall texture
- LED interior lighting

BEAUTIFUL BATHROOMS

- All bathrooms include raised-height vanities
- Quartz countertops
- Undermount sinks in all baths
- Delta chrome finish faucets

ENERGY AND EARTH FRIENDLY

- Standard EV Charging prewire
- Ceiling fan prewires in all bedrooms
- Energy efficient air conditioner
- Soft water loop (soft water system available as an option)
- Smoke detectors with warning buzzer and battery backup
- Composite windows with dual-paned, spectrally selective glass
- Water efficient toilets
- High efficiency, condensing tankless water heater with integrated hot water recirculation

KITCHEN ENVY

- Monogram appliance package including 36" rangetop, hood as well as dishwasher in stainless steel finish
- Granite slab countertop with 1.5" eased edge
- Stainless steel dual-compartment under-mounted sink
- Delta chrome pullout faucet
- 42" upper cabinets

DISTINCTIVELY INTELLIGENT

- Features HomeSmart® with activation and support
- HomeSmart® package includes
 - Mesh WiFi System
 - Voice Controlled Device (qty 1)
 - WiFi enabled smart lighting control at entry foyers and kitchens (qty varies by plan)
 - WiFi enabled smart thermostats throughout
 - WiFi enabled video doorbell
 - WiFi enabled video garage door opener
 - WiFi enabled deadbolts at front and garage door
 - WiFi enabled smart irrigation clock
 - 42" centralized Enclosure for RG6/CAT6 Distribution
 - Standard home security system (monitoring not included)
 - Standard outlets with USB type A/C ports at kitchen and primary bedroom (qty 1)

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 Monogram 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 or Level 5 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
- Additional WiFi thermostats
- Electric vehicle charging prewire

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

Life-changing by Design

The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. A link to a third party website does not imply endorsement of that site nor any ability to control that site's privacy practices. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/sch@ol districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2025 Tri Pointe Homes, Inc. All rights reserved. For State Licensing and Notices, see <https://www.tripointehomes.com/statelICENSES-notices>. ☺



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
- ▶ 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



- ▶ Delta WaterSense® labeled faucets
- ▶ Monogram ENERGY STAR® dishwasher in kitchens
- ▶ Water-efficient toilets
- ▶ Drought tolerant landscaping
- ▶ 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

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
- ▶ Higher efficiency tankless water heaters

- ▶ Low-fiber flooring using material from quickly rejuvenating managed forests
- ▶ Convenient recycling center in kitchen

- ▶ Dual flush toilets
- ▶ Delta Voice at kitchen faucet

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

The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. A link to a third party website does not imply endorsement of that site nor any ability to control that site's privacy practices. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2025 Tri Pointe Homes, Inc. All rights reserved. For State Licensing and Notices, see <https://www.tripointehomes.com/statelicenses-notices>. ☺

