



tri pointe[®]
HOMES

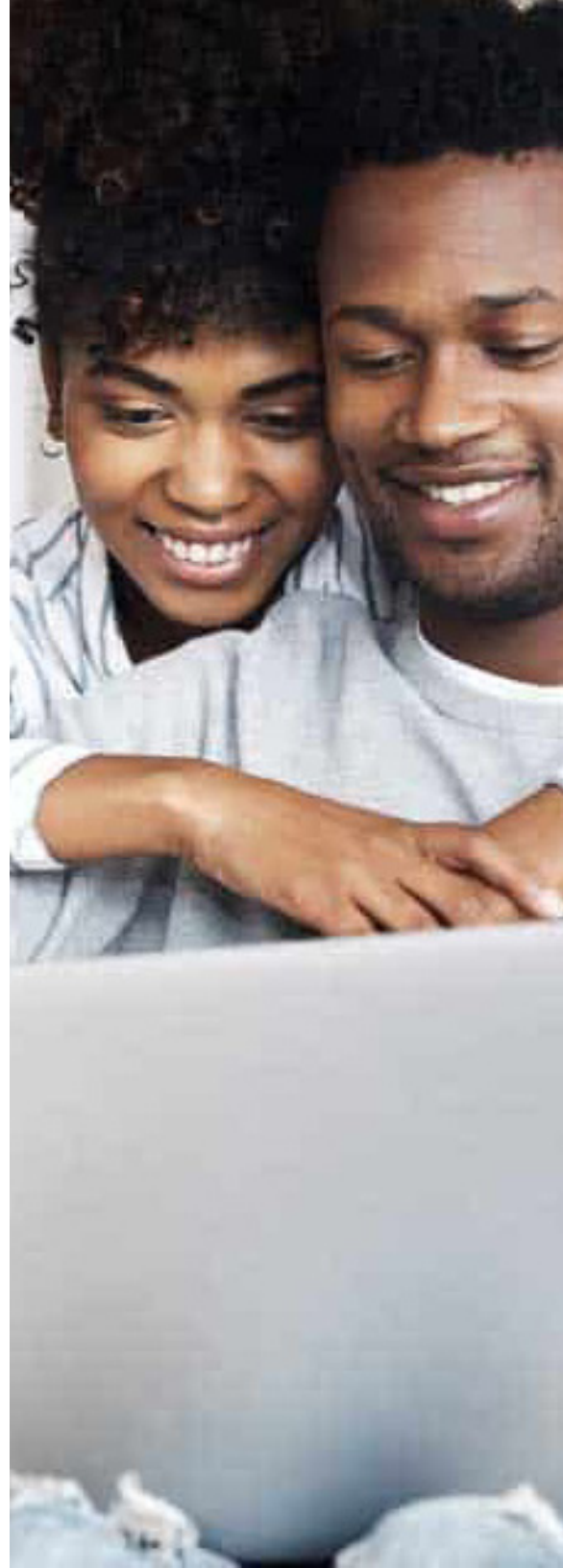
Effortlessly Modern

Life is complicated. Modern living doesn't have to be! At Highview, get the modern aesthetic you want without the commitments that cramp your lifestyle. No extra hassles, just great design and two-story townhomes where spaces flow, thoughtful details pop, and your personal style shines.

Designed by Bobby Berk

When two distinct style signatures come together in perfect harmony, you get design nirvana. And that's why we're thrilled to have Bobby Berk—the design expert of Netflix's *Queer Eye* and the guru behind comprehensive lifestyle destination BobbyBerk.com—helping the model design at Highview. The neighborhood's clean lines and airy, light-filled spaces are a natural fit for Bobby's flair with Mid-Century and Scandinavian influences. What to expect? Think outdoor influences, playful personality, intriguing textures, and tailored details. Just like Highview.

As collaborators, Tri Pointe Homes and Bobby Berk are a great match. We set the standard for modern design while Bobby's design firm has quickly become a leader in the home building industry. In fact, in 2020, Architectural Digest crowned him one of the “most famous interior designers working today.” At Highview, get inspired and see for yourself how style and design elevate the everyday.






Highview Plans 1 - 3

1,640 - 1,924 sq ft | 2 - 3 Bedrooms | 2.5 Baths | 2 Bay Garages

Life-changing by Design

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Highview Plan 1



1,640 sq ft | 2 - 3 Bedrooms | 2.5 Baths | 2 Bay Garage



1A



1B



1C



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Highview Plan 2



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



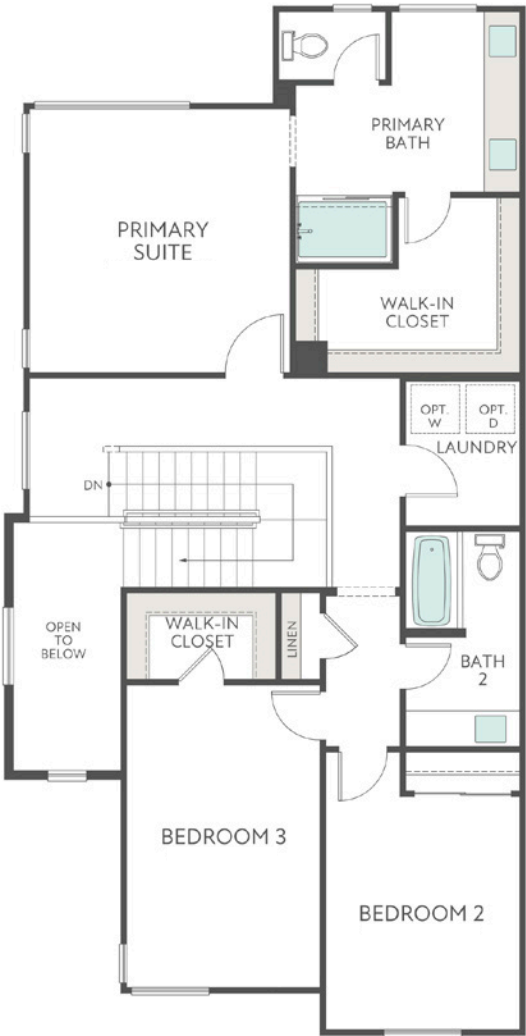
2A



2B



2C



Optional Door
at Primary Bath



Optional Primary
Bath Shower



Optional Shower
at Bath 2



Optional Sink at Bath 2

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Highview Plan 2X

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



2X-A



2X-B



- Optional Door at Primary Bath
- Optional Primary Bath Shower
- Optional Shower at Bath 2
- Optional Sink at Bath 2

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Highview Plan 3



1,924 sq ft | 3 Bedrooms | 2.5 Baths | 2 Bay Garage



3A



3B



3C



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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® 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

- ▶ 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, primary bedroom (quantity and location vary per plan)
- ▶ 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® appliance package including range, microwave hood as well as dishwasher in stainless steel finish
- ▶ Quartz slab countertop with 1.5” eased 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® with activation and support
- ▶ HomeSmart® 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, 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
- ▶ 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 spa shower
- ▶ Customized backsplash and spa/shower tile designs
- ▶ Variety of faucet finish choices and styles
- ▶ Tub enclosures in secondary bathtubs
- ▶ Primary Suite electrical outlet for sensor flushing toilet



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:



- ▶ MERV 8 or higher air filters to reduce airborne contaminants, providing healthier air quality from your home's heating, ventilation, and air conditioning system
- ▶ Touch faucet at kitchen sink, enabling you to turn it off and on hands-free with an automated proximity sensor, improving convenience, hygiene, and water savings
- ▶ Low-formaldehyde insulation
- ▶ Low VOC interior paint



- ▶ Energy efficient HVAC equipment, which help use less energy, reducing the carbon footprint on the environment
- ▶ 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
- ▶ Programmable "Smart" thermostat you can control remotely, helping to keep your home comfortable while saving energy, even when you're away
- ▶ LED flush mount lighting uses less energy, less maintenance for you, and less waste for the environment
- ▶ EV Charging Pre-wire at Garage for a Level 2 electric vehicle charger
- ▶ Whole Home Surge Protection which can prevent external power surges from damaging your appliances and electronic devices
- ▶ Tankless water heater that only heats water when you need it



- ▶ Engineered wood products resist warping, splitting and shrinking while reducing demand on our forests
- ▶ Plush, stain-resistant carpeting made from recycled material
- ▶ Engineered, insulated front entry doors
- ▶ Built-in recycle centers in the kitchen make recycling a breeze



- ▶ Delta WaterSense® certified faucets and fixtures in bathrooms, which use at least 20 percent less water, without compromising performance
- ▶ Water-efficient toilets in all bathrooms
- ▶ GE® ENERGY STAR® dishwasher in kitchens
- ▶ Delta Chrome Touch Activated Faucet
- ▶ Drought tolerant landscaping



- ▶ Securely monitor who's coming and going with a Video Doorbell for convenience and peace of mind
- ▶ A mesh Wi-Fi system helps keep signals strong so devices stay connected and bandwidth is improved for streaming
- ▶ Remotely control access to your home via Wi-Fi Door Lock for guests and service providers
- ▶ Control your temperature, lighting and much more via connected devices for comfort and convenience while at home, or for your imminent arrival when away
- ▶ We also include a standard WiFi garage door opener

AVAILABLE

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

- ▶ GE® ENERGY STAR® rated appliances help you save energy and money without sacrificing performance
- ▶ Additional LED lighting

- ▶ Low-fiber flooring using material from quickly rejuvenating managed forests
- ▶ Outlet within the primary bathroom is ready for a bidet or sensor flushing toilet

- ▶ Dual flush toilets allow you to select the amount of water for each flush, which can lower water usage

- ▶ 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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