



tri pointe®  
HOMES

# Rise and shine.

It's all within reach. Citrine is in a prime spot for just about everything. Located right by Skye Canyon this is a place with plenty of perks—like shops, restaurants, entertainment, and places to take your pup. Plus Citrine has a park and its own private pool. When you're ready to venture out of the neighborhood (totally optional), the natural beauty of Mt. Charleston and Lee Canyon are an easy trip. Once you're back home, you can unwind from all that unwinding, with all kinds of getaway spaces—indoors and out—like cozy lofts and breezy patios.





Life-changing by Design

## Citrine Plans 1 - 4

1,781 - 3,539 sq ft | 3 - 5 Bedrooms | 2.5 - 3.5 Baths | 2 - 3 Bay Garages

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/statelicensing-notices>.



# Citrine Plan 1

1,781 sq ft | 3 Bedrooms | 2.5 Baths | 2 Bay Garage

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1A - NEW HACIENDA



1B - NEW CENTURY



1C - MODERN



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# Citrine Plan 2

2,557 sq ft | 3 - 4 Bedrooms | 2.5 - 3 Baths | 2 Bay Garage

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2A - NEW HACIENDA



2B - NEW CENTURY



2C - MODERN

Optional Fireplace  
at Great Room



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# Citrine Plan 3

2,911 sq ft | 3 - 4 Bedrooms | 2.5 - 3 Baths | 3 Bay Garage

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3A - NEW HACIENDA



3B - NEW CENTURY



3C - MODERN



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# Citrine Plan 4

3,539 sq ft | 4 - 5 Bedrooms | 2.5 - 3.5 Baths | 2 Bay Garage

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4A - NEW HACIENDA



4B - NEW CENTURY



4C - MODERN

Optional Center Glass Sliding Door at Kitchen

Optional Fireplace at Great Room



Optional Bedroom 5 / Bath 3 in lieu of Flex Space



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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
- ▶ 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

## 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
- ▶ 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



- ▶ 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
- ▶ Convenient recycling center in kitchen

- ▶ Recirculation capable tankless water heater

- ▶ 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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