

tri pointe[®] HOMES

COMMUNITY ►

SITEPLAN ►

FLOORPLANS ►

INCLUDED FEATURES ►



Trolley Heights

Life-changing by Design[™]

Trolley Heights

At Trolley Heights, modern smart homes meet the best of Redlands living. Nestled near historic downtown and framed by the San Bernardino Mountains, this new neighborhood offers comfort, style, and connection. Enjoy nearby shopping, dining, breweries and local markets just minutes from your door, or head to the slopes for a weekend escape. With quick access to I-10 and the 210 Freeway, commuting is simple—bringing town, country, and convenience together in one distinctive place to call home.

Surrounded by Adventure.

Trolley Heights is perfectly situated with the San Bernardino mountains as your backdrop. Shop, dine, and enjoy a local brew in Redlands' historic downtown or Packing District, where culture and community thrive. Families will appreciate the nearby schools in the highly regarded Redlands Unified School District, while weekends offer the chance to explore historic landmarks or head to Big Bear for year-round skiing, hiking, and lakeside fun.

COMMUNITY AND HOMESITE SIZES

- ▶ 2,676 - 3,455 square feet
- ▶ 4 - 5 Beds
- ▶ 3 - 3.5 baths
- ▶ 2-bay garages

For more information visit
TriPointeHomes.com/TrolleyHeights



Trolley Heights

INCLUDED FEATURES WITH YOUR HOME

PREMIUM CONSTRUCTION

- ▶ Architecturally specified exterior color palettes complement the street scene
- ▶ Satin nickel finish Schlage[®] front door hardware with Smart Lock
- ▶ Metal garage, sectional roll-up doors and garage door opener for 2-bay garage (designs vary per exterior), with Wi-Fi enabled LiftMaster opener
- ▶ Weather-resistant exterior electrical outlets at select locations
- ▶ Exterior light fixtures in complementary styles and finishes
- ▶ Extensive environmentally friendly construction (see LivingSmart[®] features)
- ▶ Vinyl windows with dual-paned glass at select locations

IMPRESSIVE INTERIORS

- ▶ Carpeting over pad in a choice of designer-selected colors (varies per plan; see New Home Advisor for specific locations)
- ▶ Thermofoil slab cabinets with pulls
- ▶ Disc LED lighting
- ▶ White rocker light dimmer switches at various locations
- ▶ Smoke and carbon monoxide detectors with warning buzzer and battery backup
- ▶ Fire sprinkler system
- ▶ Convenient secondary bathrooms with fans, Delta[®] plumbing fixtures and white undermount sinks, low-flush toilet, fiberglass shower/tub combination, and quartz countertop

PRE-WIRED FOR COMFORT

Each home comes complete with numerous types of pre-configured outlets, such as high-speed Category 6 wire and coaxial cable configured for video, telephone, data and networking capabilities (see a New Home Advisor or Design Consultant for more specific information about the structured wiring within each home).

GOURMET KITCHENS

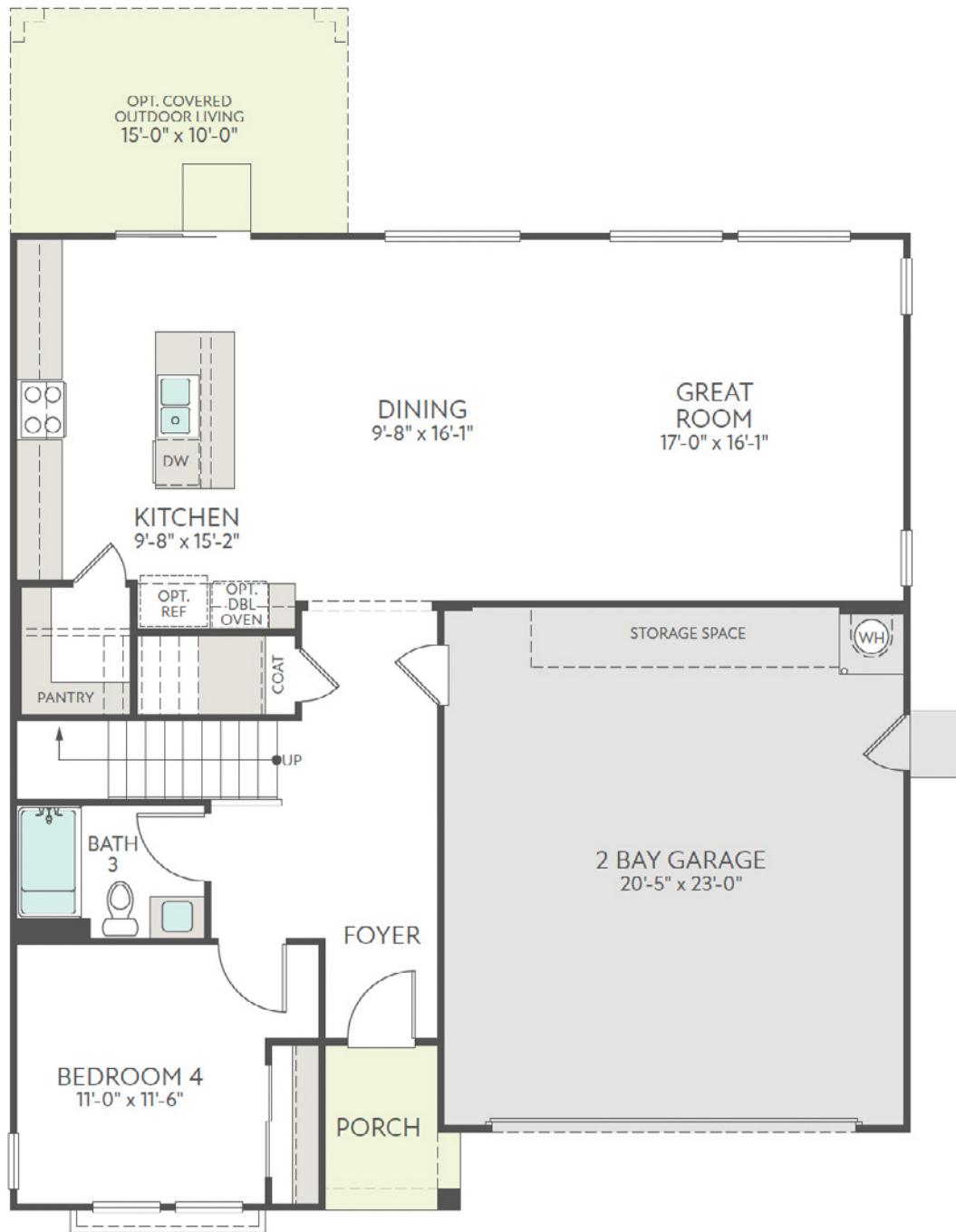
- ▶ Convenient food-preparation and dining islands
- ▶ Refrigerator space plumbed for automatic ice maker
- ▶ 2-cm quartz slab countertop with 6" backsplash
- ▶ Thermofoil slab cabinets with bar pulls
- ▶ Convenient recycling center
- ▶ Stainless steel undermount sink with Delta[®] Touch faucet
- ▶ Stainless steel appliance package, including:
 - Slide-in 30" electric cooktop
 - Microwave oven/hood combination
 - ENERGY STAR[®] dishwasher with 1-hour wash cycle

THE PRIMARY SUITE

- ▶ Spacious primary suite with luxurious bathroom and walk-in closets with flush closet doors
- ▶ Compartmentalized water closet and decorative Delta[®] chrome plumbing fixtures
- ▶ Quartz slab countertops with 4" backsplash in primary bathroom

Plan 1

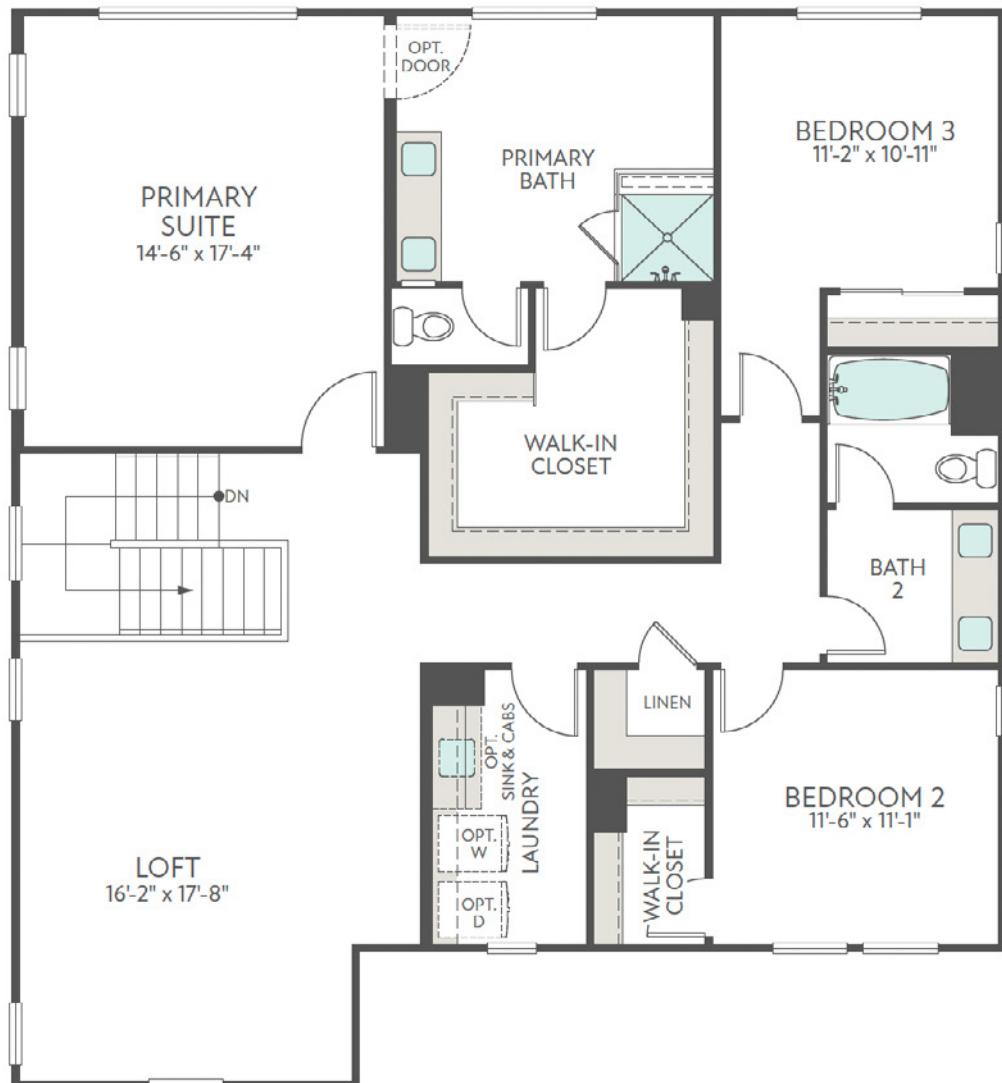
2,676 Sq. Ft. | 4 Bedrooms | 3 Bathrooms | 2-Bay Garage



FIRST FLOOR EXTERIOR STYLE A

Plan 1

2,676 Sq. Ft. | 4 Bedrooms | 3 Bathrooms | 2-Bay Garage



SECOND FLOOR EXTERIOR STYLE A

Plan 1

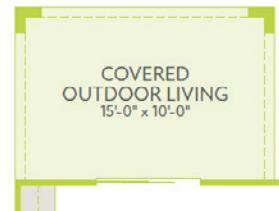
2,676 Sq. Ft. | 4 Bedrooms | 3 Bathrooms | 2-Bay Garage



OPT. SLAB ONLY PATIO



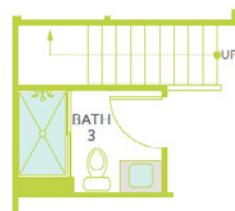
OPT. 10'-0" CENTER SLIDING GLASS DOOR



OPT. COVERED OUTDOOR LIVING



OPT. FIBERGLASS TUB W/
TILE WALLS AT BATH 3



OPT. TILE SHOWER W/
FIBERGLASS PAN AT BATH 3



OPT. FIBERGLASS SHOWER
AT BATH 3



OPT. TILED TUB AND SHOWER
AT PRIMARY BATH



OPT. FREE STANDING TUB
AT PRIMARY BATH



OPT. TILED SPA SHOWER
AT PRIMARY BATH



OPT. FIBERGLASS TUB W/
TILE WALLS AT BATH 2



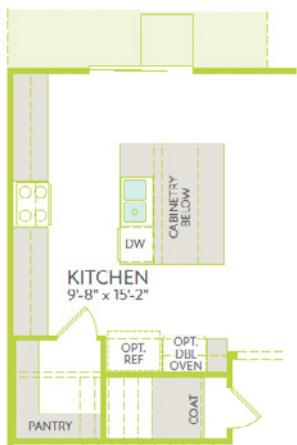
OPT. FIBERGLASS SHOWER
AT BATH 2



OPT. TILE SHOWER W/
FIBERGLASS PAN AT BATH 2

Plan 1

2,676 Sq. Ft. | 4 Bedrooms | 3 Bathrooms | 2-Bay Garage



OPT. WRAPPED EXTENDED ISLAND

Plan 1

2,676 Sq. Ft. | 4 Bedrooms | 3 Bathrooms | 2-Bay Garage



TROLLEY HEIGHTS

PLAN 1

A: SPANISH



TROLLEY HEIGHTS

PLAN 1

B: PRAIRIE



TROLLEY HEIGHTS

PLAN 1

C: FARMHOUSE

Plan 2

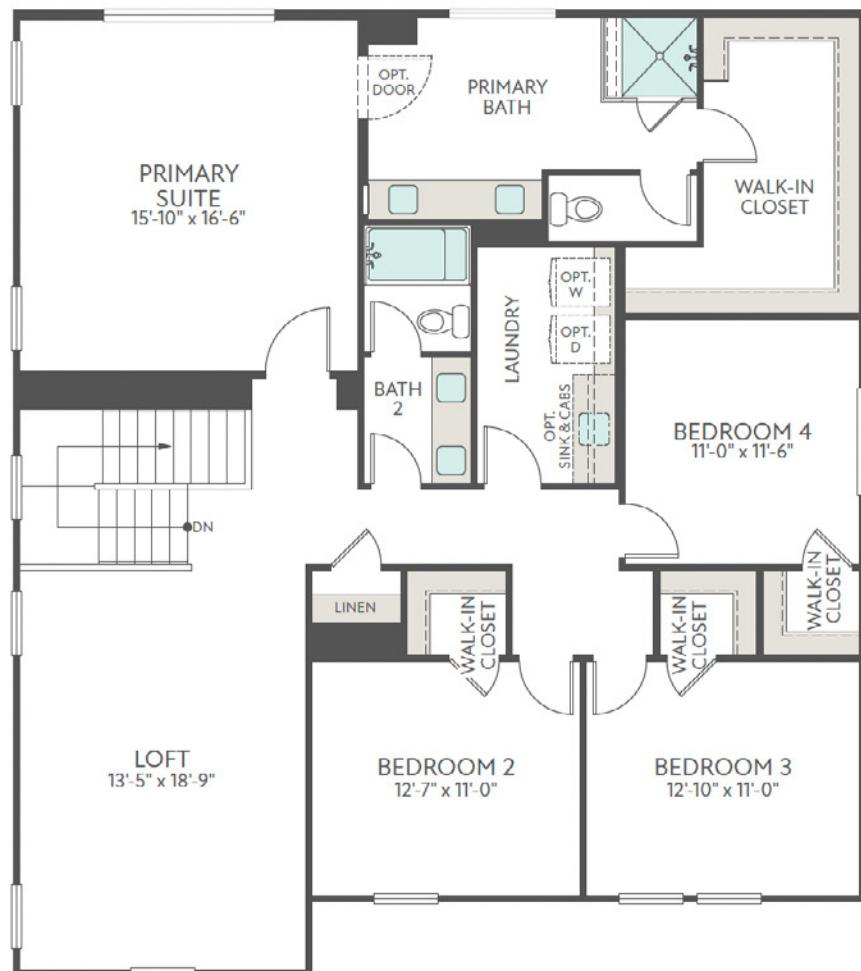
3,037 Sq. Ft. | 5 Bedrooms | 3 Bathrooms | 2-Bay Garage



FIRST FLOOR EXTERIOR STYLE A

Plan 2

3,037 Sq. Ft. | 5 Bedrooms | 3 Bathrooms | 2-Bay Garage



SECOND FLOOR EXTERIOR STYLE A

Plan 2

3,037 Sq. Ft. | 5 Bedrooms | 3 Bathrooms | 2-Bay Garage



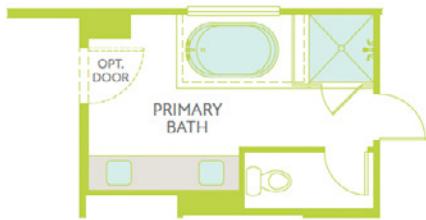
OPT. COVERED OUTDOOR LIVING



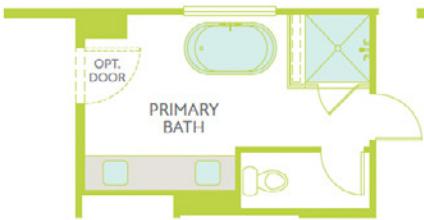
OPT. SLAB ONLY PATIO



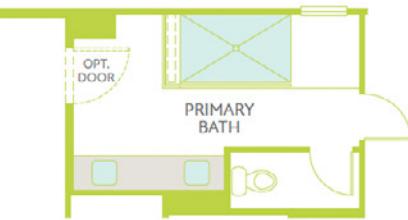
OPT. 10'-0" CENTER SLIDER
GLASS DOOR



OPT. TILED TUB AND SHOWER
AT PRIMARY BATH



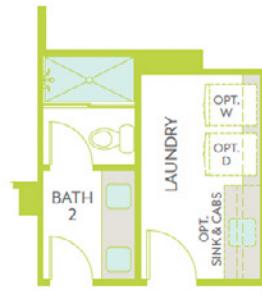
OPT. FREE STANDING TUB
AT PRIMARY BATH



OPT. TILED SPA SHOWER
AT PRIMARY BATH



OPT. FIBERGLASS TUB W/
TILE WALLS AT BATH 2



OPT. FIBERGLASS SHOWER
AT BATH 2



OPT. TILE SHOWER W/
FIBERGLASS PAN AT BATH 2



OPT. FIBERGLASS TUB W/
TILE WALLS AT BATH 3



OPT. FIBERGLASS TUB W/
TILE WALLS AT BATH 3



OPT. TILE SHOWER W/
FIBERGLASS PAN AT BATH 3

Plan 2

3,037 Sq. Ft. | 5 Bedrooms | 3 Bathrooms | 2-Bay Garage



TROLLEY HEIGHTS

PLAN 2

A: SPANISH



TROLLEY HEIGHTS

PLAN 2

B: PRAIRIE



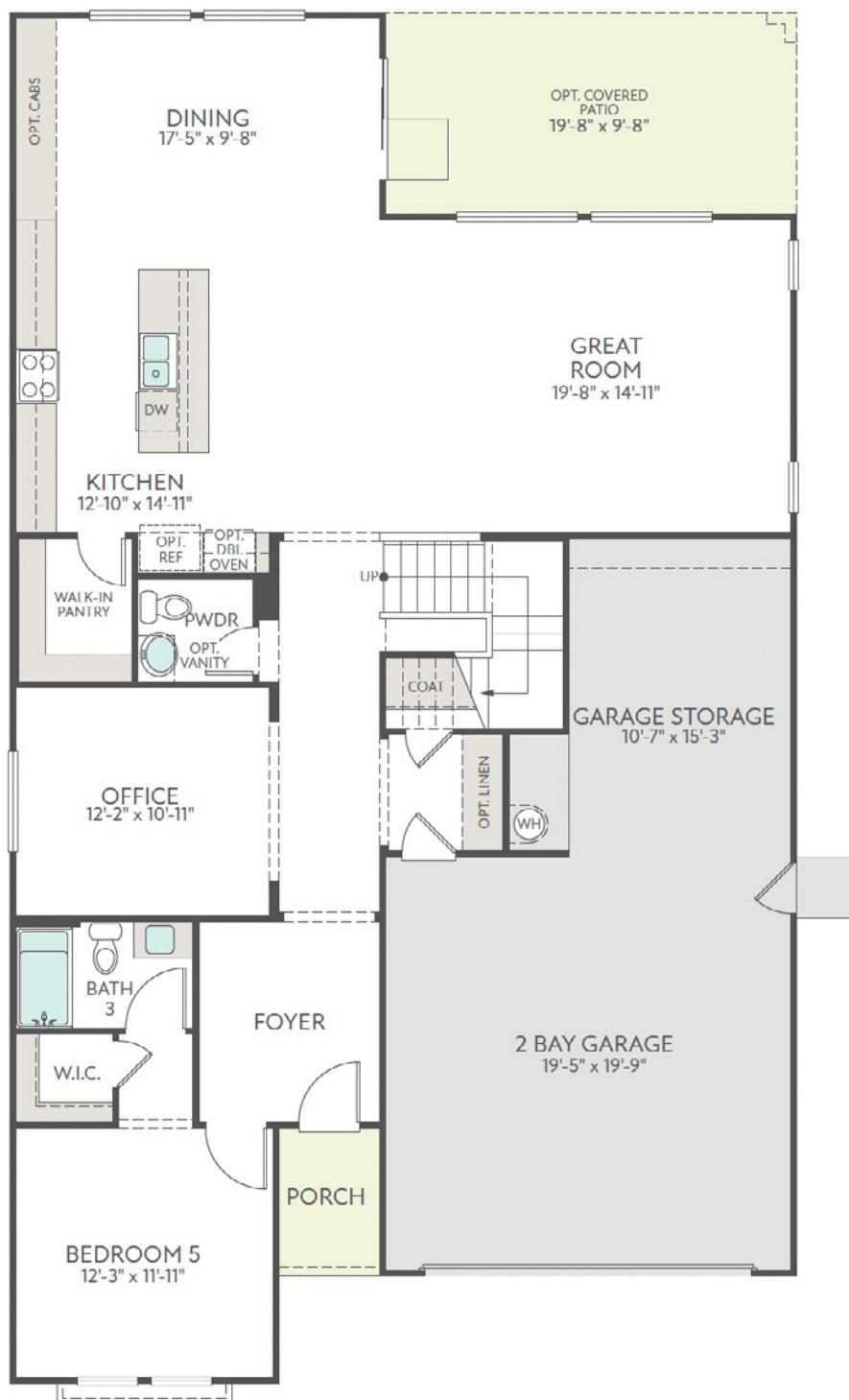
TROLLEY HEIGHTS

PLAN 2

C: FARMHOUSE

Plan 3

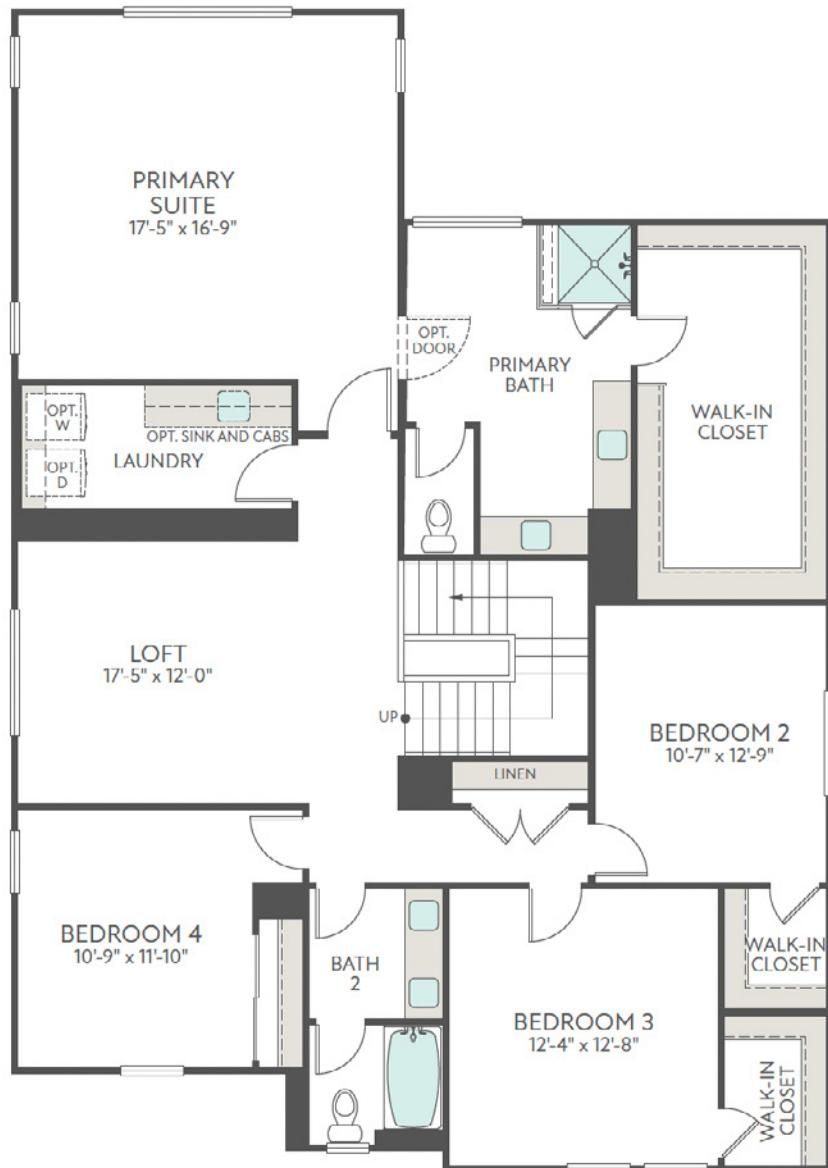
3,445 Sq. Ft. | 5 Bedrooms | 3.5 Bathrooms | 2-Bay Garage



FIRST FLOOR EXTERIOR STYLE A

Plan 3

3,445 Sq. Ft. | 5 Bedrooms | 3.5 Bathrooms | 2-Bay Garage



SECOND FLOOR EXTERIOR STYLE A

Plan 3

3,445 Sq. Ft. | 5 Bedrooms | 3.5 Bathrooms | 2-Bay Garage



OPT. SLAB ONLY PATIO



OPT. 10'-0" CENTER
SLIDER GLASS DOOR



OPT. COVERED PATIO



OPT. TILE SHOWER W/
FIBERGLASS PAN
AT GENSMART SUITE



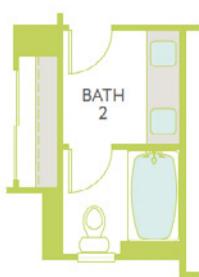
OPT. TILE SHOWER W/
FIBERGLASS PAN AT BATH 3



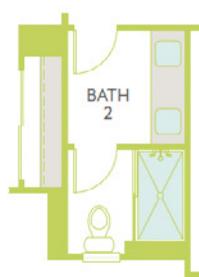
OPT. FIBERGLASS SHOWER
AT BATH 3



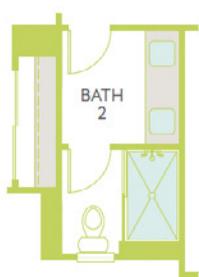
OPT. FIBERGLASS TUB &
TILE WALLS AT BATH 3



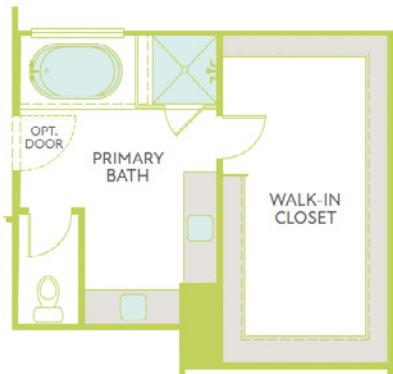
OPT. FIBERGLASS TUB W/
TILE WALLS AT BATH 2



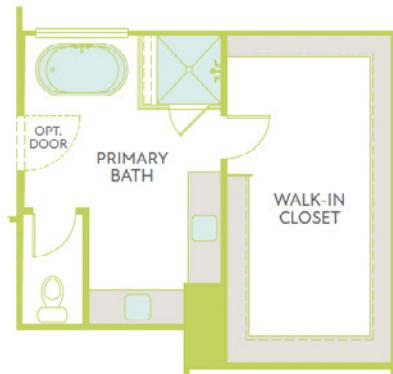
OPT. FIBERGLASS SHOWER
AT BATH 2



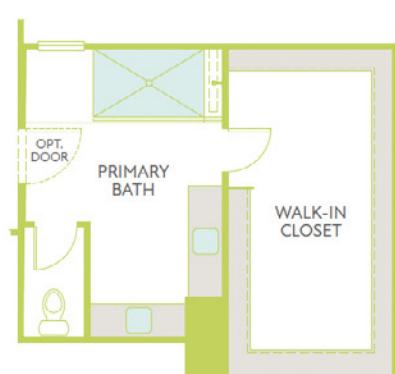
OPT. TILE SHOWER W/
FIBERGLASS PAN AT BATH 2



OPT. TILED TUB AND SHOWER
AT PRIMARY BATH



OPT. FREE STANDING TUB
AT PRIMARY BATH



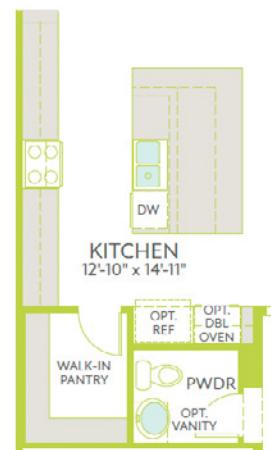
OPT. TILED SPA SHOWER
AT PRIMARY BATH

Plan 3

3,445 Sq. Ft. | 5 Bedrooms | 3.5 Bathrooms | 2-Bay Garage



OPT. GENSMART SUITE



OPT. WRAPPED
EXTENDED ISLAND



OPT. DOUBLE DOORS AT OFFICE

Plan 3

3,445 Sq. Ft. | 5 Bedrooms | 3.5 Bathrooms | 2-Bay Garage



TROLLEY HEIGHTS

PLAN 3

A: SPANISH



TROLLEY HEIGHTS

PLAN 3

B: PRAIRIE



TROLLEY HEIGHTS

PLAN 3

C: FARMHOUSE

Trolley Heights

SITEPLAN





We've been a leader in green building since 1998, 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: HealthSmart®, EnergySmart™, EarthSmart®, WaterSmart® and HomeSmart™.

LivingSmart® in its entirety is all about health and well-being for you and your family, as well as the planet. It's the ultimate win-win that improves everyday life for years to come, constantly evolving as we all become smarter together.

HEALTH SMART	ENERGY SMART	EARTH SMART	WATER SMART	HOME SMART
<p>INCLUDED FEATURES</p> <ul style="list-style-type: none"> Low-formaldehyde insulation Low VOC interior paint MERV 13 air filters <p>AVAILABLE FEATURES*</p> <ul style="list-style-type: none"> Low VOC interior paint (additional colors) 	<p>INCLUDED FEATURES</p> <ul style="list-style-type: none"> LED lights Dimmer switches Carrier air conditioner Low-E spectrally selective glass windows Conduit for future car charging station Solar lease <p>AVAILABLE FEATURES*</p> <ul style="list-style-type: none"> Optional washing machines, dryers, refrigerators Additional LED lighting options Solar purchase 	<p>INCLUDED FEATURES</p> <ul style="list-style-type: none"> Stain-resistant carpeting made from recycled material Architect-specified entry doors Convenient recycling center in kitchen (per plan) <p>AVAILABLE FEATURES*</p> <ul style="list-style-type: none"> Low-fiber flooring 	<p>INCLUDED FEATURES</p> <ul style="list-style-type: none"> Delta® Touch faucets Water-efficient dishwasher Water-efficient toilets On-demand water circulation system with wireless buttons Energy-Star tanked, electric water heater 	<p>INCLUDED FEATURES</p> <ul style="list-style-type: none"> Structured wiring package Wi-Fi enabled garage door opener Wi-Fi thermostat Smart entry door lock <p>AVAILABLE FEATURES</p> <ul style="list-style-type: none"> Smart switches

*Available at additional cost and subject to construction cutoff dates.

Important Notes for Features and Options

Our models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wallpaper, custom paint colors, custom built-ins, custom carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings, and furnishings are decorator items and are not included in the sales price. Certain models have carpet and flooring not included in the sales price. Our sales price includes carpet and hard-surface flooring only in those areas specifically listed above under "Included With Your Home," "Included LivingSmart Features" or as shown on the floorplans. Some options may not be available after construction cutoff dates or only at additional cost.

The items listed herein, with the exception of the optional features listed above or as shown on the floorplans, are presently being included in all homes, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pardee Homes. We reserve the right to substitute manufacturers and to make other changes. Certain items included in our homes are covered by warranties from the individual manufacturer and/or suppliers. Certain landscaping is part of the model area and is, therefore, not representative of the basic landscaping plan. This professional landscaping is not available from the builder. Prices, terms and specifications are subject to change without notice. Prices do not include optional items.

All terms, labels or designations (for example, primary bedroom, garage) reflect our view as to use of such spaces and are not exclusive of other uses. Your interpretation of such terms, labels or designations may differ from ours. You should determine suitability of particular spaces or areas for your particular uses.

We reserve the right to modify, relocate or eliminate any or all of the features, options, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. Windows may change per exterior. Homes that are not modeled may contain different standard features than homes that are modeled.

ABOUT TRI POINTE HOMES®

One of the largest homebuilders in the U.S., Tri Pointe Homes, Inc. (NYSE: TPH) is a publicly traded company operating in 12 states and the District of Columbia, and is a recognized leader in customer experience, innovative design, and environmentally responsible business practices. The company builds premium homes and communities with deep ties to the communities it serves—some for as long as a century. Tri Pointe Homes combines the financial resources, technology platforms and proven leadership of a national organization with the regional insights, longstanding community connections and agility of empowered local teams. Tri Pointe has won multiple Builder of the Year awards and was named 2024 Developer of the Year. The company was also named to the 2024 Fortune World's Most Admired Companies™ list, is one of the 2023 and 2025 Fortune 100 Best Companies to Work For® and was designated as one of the PEOPLE Companies That Care® in 2023 and 2024. The company was also named as a Great Place To Work-Certified™ company for four consecutive years, and was named on several Great Place To Work® Best Workplaces list (2022 through 2024). Building upon the legacy that was established 100 years ago under the name Pardee Homes®, Tri Pointe Homes is an award-winning leader in the San Diego real estate sector. For more information, please visit TriPointeHomes.com.



Trolley Heights

Life-changing by Design™

tri pointe
HOMES

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. 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. 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. © 2026 Tri Pointe Homes IE-SD, Inc. California Contractor's License No. 251810. The exclusive real estate firm of Tri Pointe Homes IE-SD, Inc. is Tri Pointe Homes Holdings, Inc.- California DRE License No. 02025660. All rights reserved.

