

tri pointe[®] HOMES

COMMUNITY ▶

SITEPLAN ▶

FLOORPLANS ▶

INCLUDED FEATURES ▶



Serene at Canyon Hills Heights

Life-changing by Design[™]

Serene at Canyon Hills Heights

Life in Serene feels beautifully balanced—morning light spilling through open spaces, laughter echoing along tree-lined streets, and a sense of belonging woven into every detail. Nestled within the Canyon Hills area, these two-story single-family homes offer refined design, natural serenity, and connection at every turn.

Life Near Canyon Hills Heights

At Serene at Canyon Hills Heights, everyday convenience meets endless ways to unwind. Spend sunny afternoons at nearby Canyon Lake or Lake Elsinore, explore the acclaimed wineries of Temecula Wine Country, or recharge with a relaxing escape to Glen Ivy Hot Springs or Murrieta Hot Springs Resort. From shopping, dining, and entertainment to outdoor recreation and weekend getaways, Harmony places Southern California's best experiences within easy reach.

Community and Homesite Sizes

- ▶ Serene at Canyon Hills Heights is a single-family detached community consisting of 79 homes
- ▶ 1,941-2,775 sq ft
- ▶ 3-6 beds
- ▶ 2-4 bathrooms
- ▶ 1-and 2-story homes with 2-bay garages (plus storage)
- ▶ RV Homesites available

For more information visit
TriPointeHomes.com



Serene

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
- ▶ 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)
- ▶ White Shaker Thermofoil cabinets with Satin Nickel bar pull
- ▶ Disc LED lighting at select locations
- ▶ 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 (per bath), 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

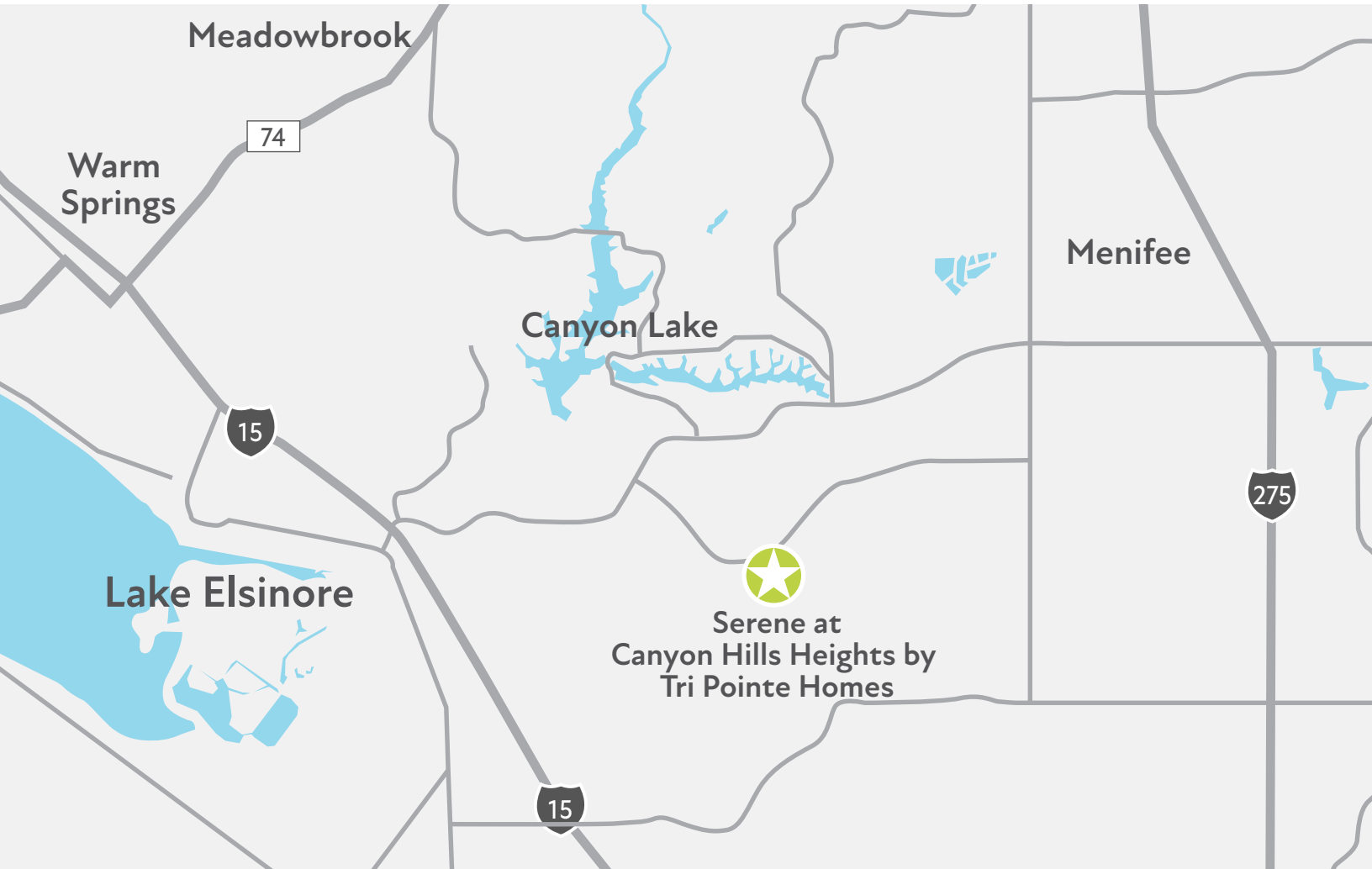
- ▶ Refrigerator space plumbed for automatic ice maker
- ▶ Quartz slab countertop with 6" backsplash
- ▶ White Shaker Thermofoil cabinets with Satin Nickel bar pull
- ▶ Convenient recycling center
- ▶ Stainless steel undermount sink with Delta® Touch faucet
- ▶ Stainless steel appliance package, including:
 - 30" electric cooktop (GE)
 - GE Profile™ 30" Smart Built-In Convection Single Wall Oven
 - GE Profile™ Over-the-Range Sensor Microwave Oven/hood combo
 - Energy Star Dishwasher

THE PRIMARY SUITE

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

Canyon Hills Heights

AREA CONVENIENCES MAP



Life-changing by Design[™]

Holly Plan 1

1,941 Sq. Ft. | 3-4 Bedrooms | 2-3 Bathrooms | 2-Bay Garage



SERENE
HOLLY
A: SANTA BARBARA



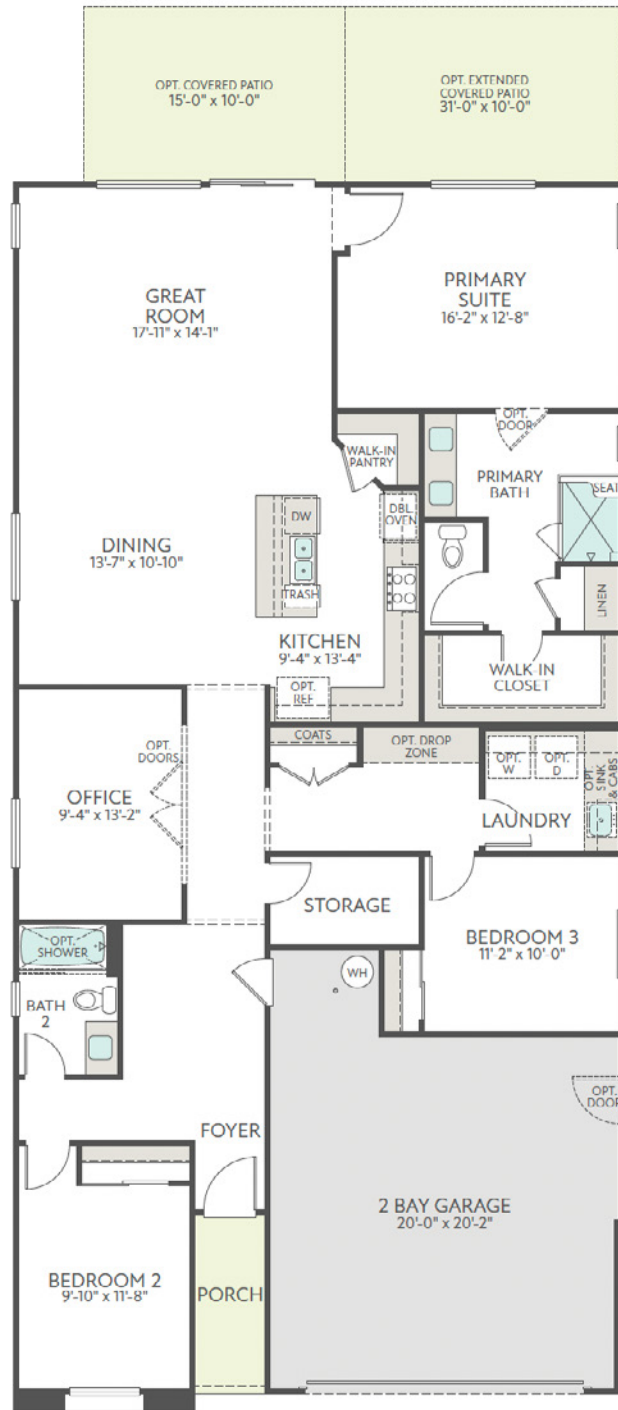
SERENE
HOLLY
B: CALIFORNIA RANCH



SERENE
HOLLY
C: CALIFORNIA
CRAFTSMAN

Holly Plan 1

1,941 Sq. Ft. | 3-4 Bedrooms | 2-3 Bathrooms | 2-Bay Garage



FLOOR PLAN

Holly Plan 1

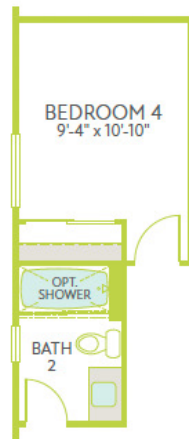
1,941 Sq. Ft. | 3-4 Bedrooms | 2-3 Bathrooms | 2-Bay Garage



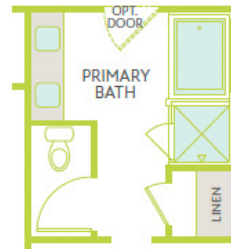
OPT. COVERED PATIO AT GREAT ROOM



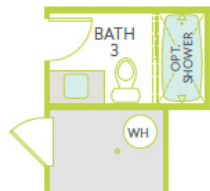
OPT. EXTENDED COVERED PATIO AT GREAT ROOM



OPT. BEDROOM 4 AT OFFICE



OPT. FIBERGLASS TUB/SHOWER AT PRIMARY BATH



OPT. BATH 3 AT STORAGE



OPT. POWDER AT STORAGE

Torrey Plan 2

2,216 Sq. Ft. | 4 Bedrooms | 3 Bathrooms | 2-Bay Garage



SERENE
TORREY
A: SANTA BARBARA



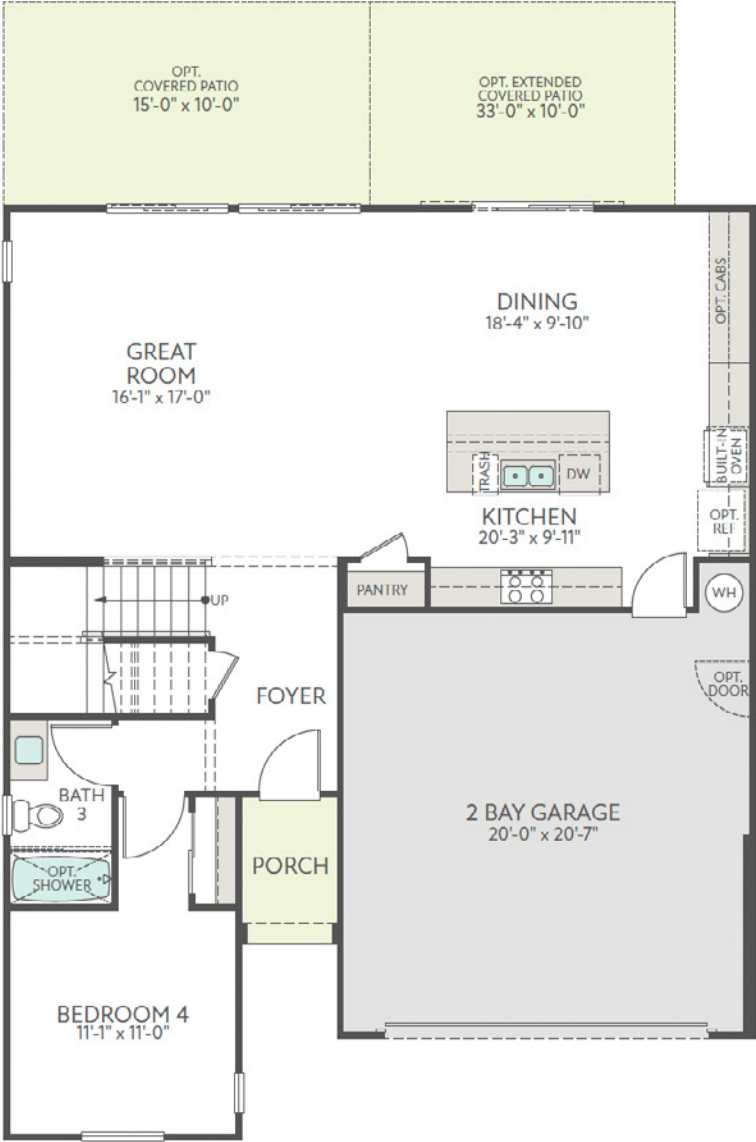
SERENE
TORREY
B: CALIFORNIA RANCH



SERENE
TORREY
C: CALIFORNIA
CRAFTSMAN

Torrey Plan 2

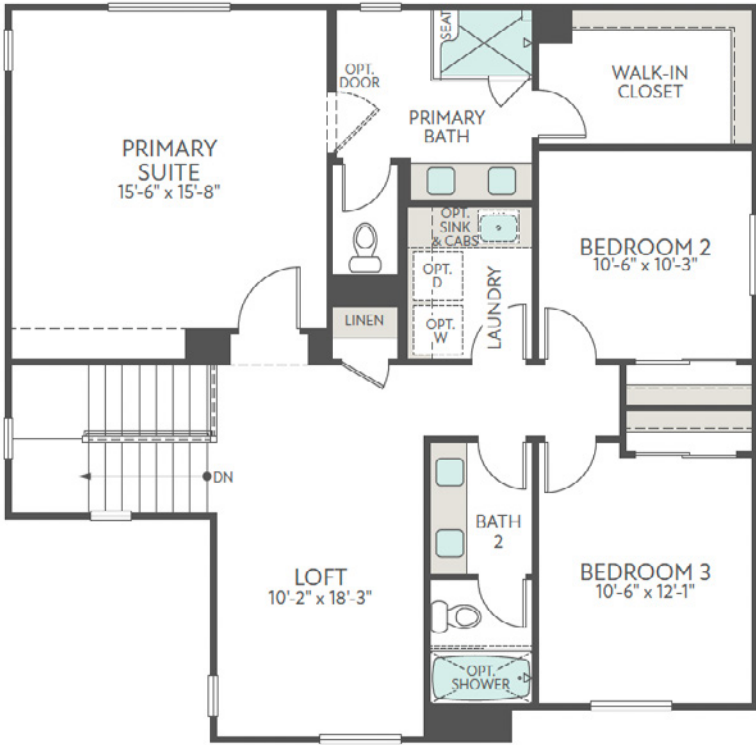
2,216 Sq. Ft. | 4 Bedrooms | 3 Bathrooms | 2-Bay Garage



FIRST FLOOR

Torrey Plan 2

2,216 Sq. Ft. | 4 Bedrooms | 3 Bathrooms | 2-Bay Garage



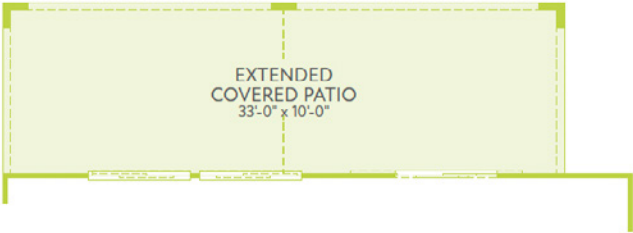
SECOND FLOOR

Torrey Plan 2

2,216 Sq. Ft. | 4 Bedrooms | 3 Bathrooms | 2-Bay Garage



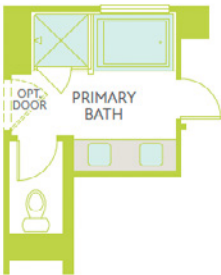
OPT. COVERED PATIO



OPT. EXTENDED COVERED PATIO



OPT. BEDROOM 5 AT LOFT



OPT. FIBERGLASS SEPARATE TUB AND SHOWER

Willow Plan 3

2,532-2,775 Sq. Ft. | 4-6 Bedrooms | 3-4 Bathrooms | 3-Bay Garage



SERENE
WILLOW
A: SANTA BARBARA



SERENE
WILLOW
B: CALIFORNIA RANCH



SERENE
WILLOW
C: CALIFORNIA
CRAFTSMAN

Willow Plan 3

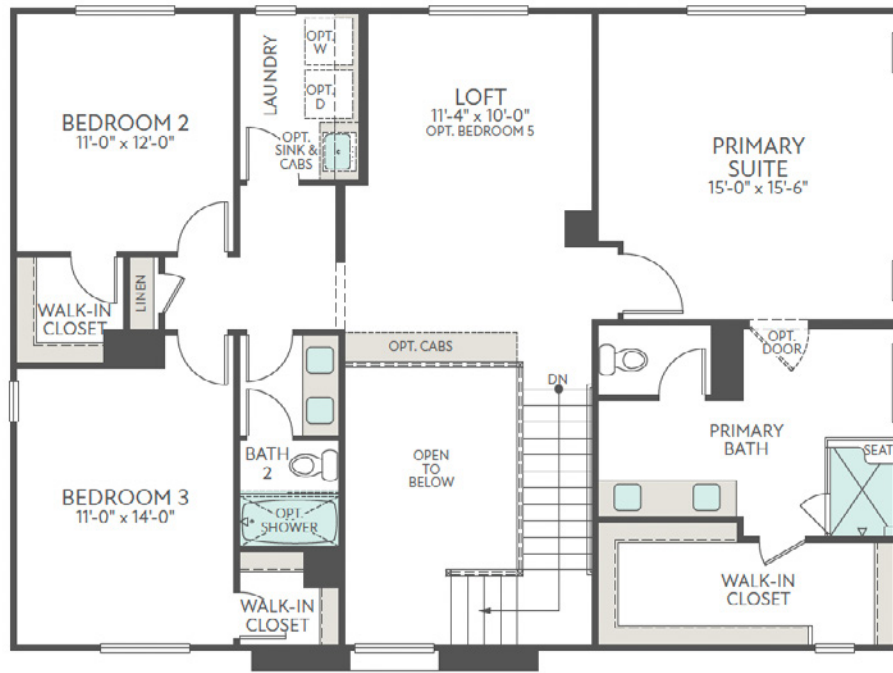
2,532-2,775 Sq. Ft. | 4-6 Bedrooms | 3-4 Bathrooms | 3-Bay Garage



FIRST FLOOR

Willow Plan 3

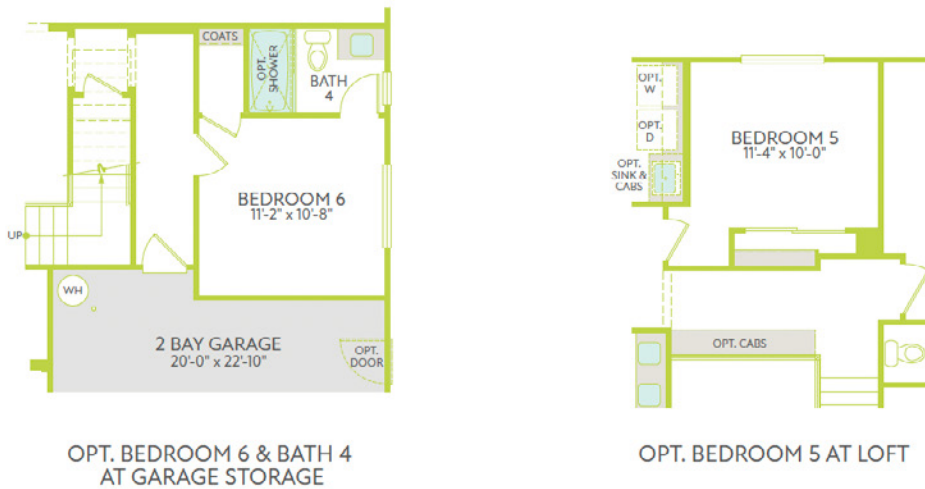
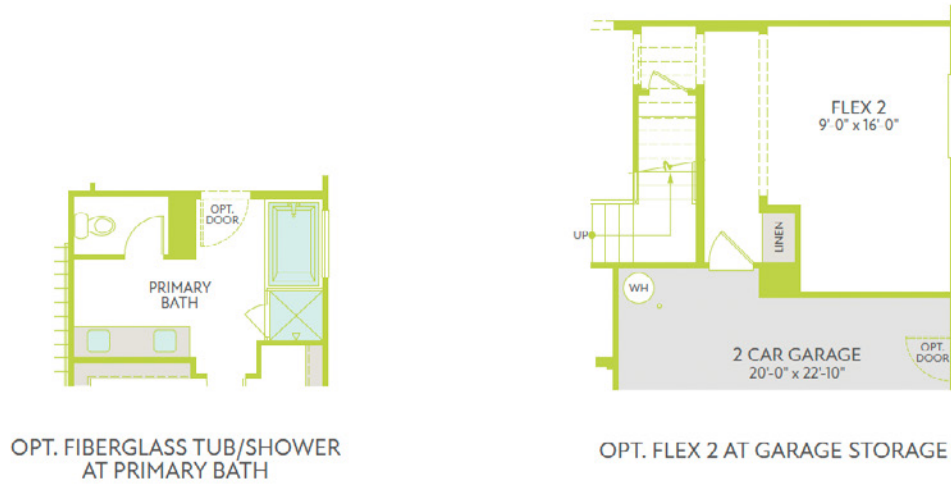
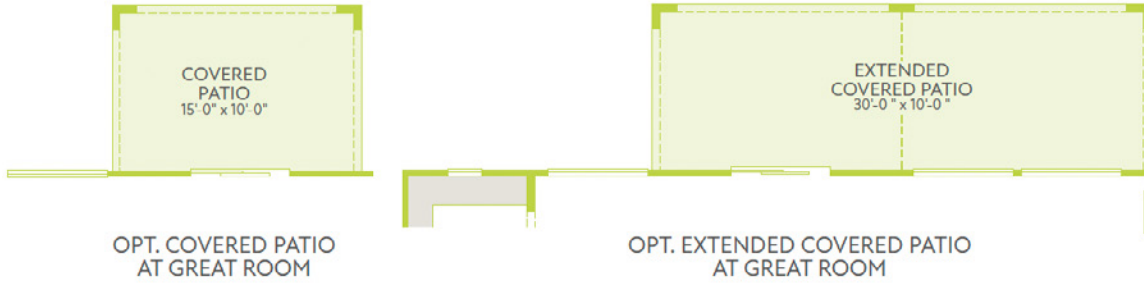
2,532-2,775 Sq. Ft. | 4-6 Bedrooms | 3-4 Bathrooms | 3-Bay Garage



SECOND FLOOR

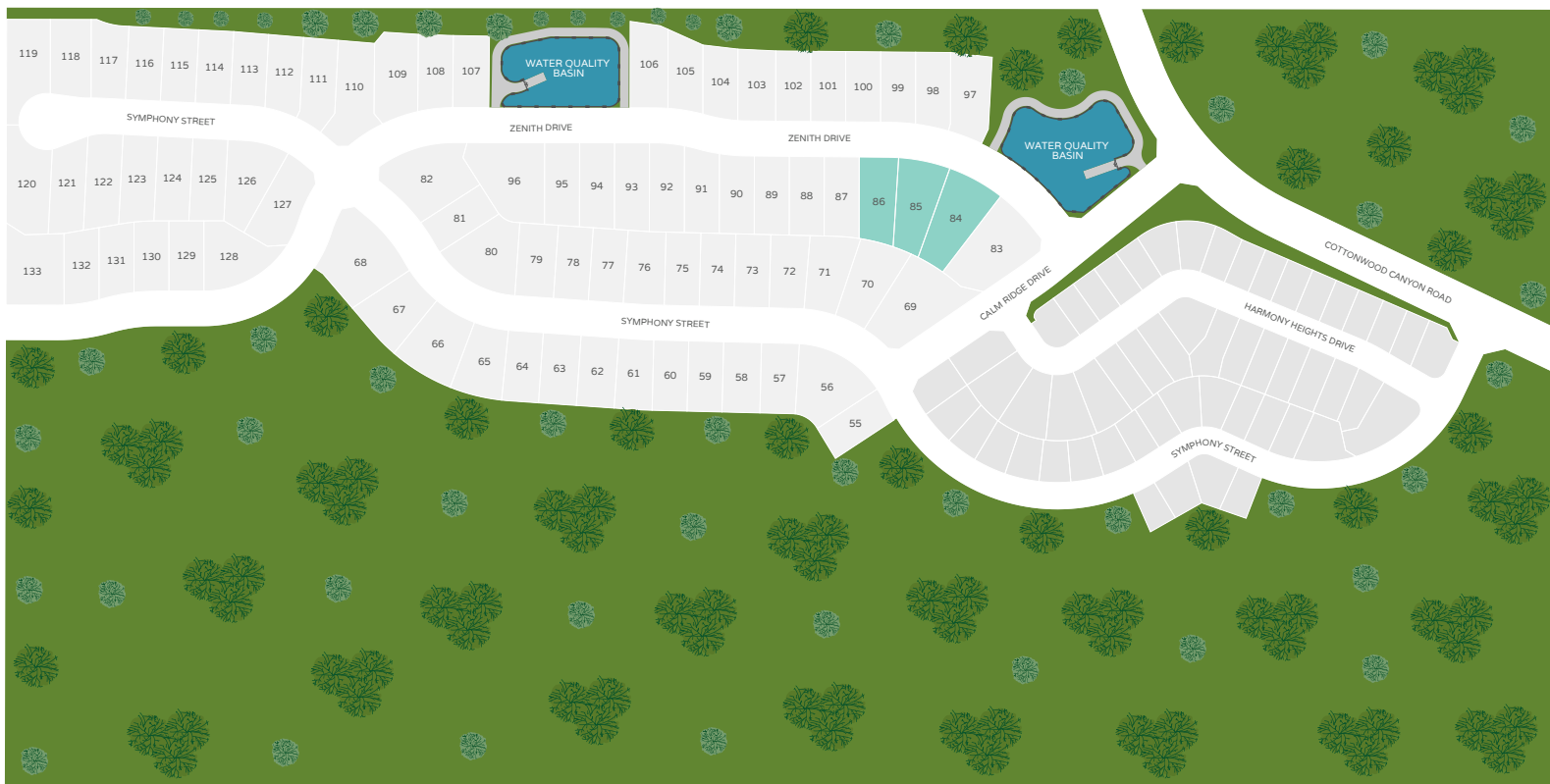
Willow Plan 3

2,532-2,775 Sq. Ft. | 4-6 Bedrooms | 3-4 Bathrooms | 3-Bay Garage



Serene at Canyon Hills Heights

SITEPLAN



Models



LIVING SMART®

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
INCLUDED FEATURES	INCLUDED FEATURES	INCLUDED FEATURES	INCLUDED FEATURES	INCLUDED FEATURES
<ul style="list-style-type: none"> • Low-formaldehyde insulation • Low VOC interior paint • MERV 13 air filters 	<ul style="list-style-type: none"> • LED lights • Dimmer switches • Carrier/Bryant air conditioner • Low-E spectrally selective glass windows • Electric Car Charger Outlet • Solar lease • 5kw battery for solar power storage 	<ul style="list-style-type: none"> • Stain-resistant carpeting made from recycled material • Architect-specified entry doors • Convenient recycling center in kitchen (per plan) 	<ul style="list-style-type: none"> • Delta® Touch faucets at kitchen • Energy Star, Water-efficient dishwasher • Water-efficient toilets • Electric Heat Pump Water Heater • Water-Friendly Front Yard Landscape • Smart Irrigation Controller 	<ul style="list-style-type: none"> • Structured wiring package • Wi-Fi enabled garage door opener • Wi-Fi thermostat • Smart entry door lock • EERO 6 Wifi Extender • Ring Doorbell Pro
AVAILABLE FEATURES*	AVAILABLE FEATURES*	AVAILABLE FEATURES*	AVAILABLE FEATURES*	AVAILABLE FEATURES*
<ul style="list-style-type: none"> • Low VOC interior paint (additional colors) 	<ul style="list-style-type: none"> • Optional washing machines, dryers, refrigerators • Additional LED lighting options • Solar purchase • Whole House Fan 	<ul style="list-style-type: none"> • Low-fiber flooring 	<ul style="list-style-type: none"> • Dual-Flush Toilets 	<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® [INLAND EMPIRE]

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. The company is one of the 2026 Fortune World’s Most Admired Companies, 2026 Fortune 100 Best Companies to Work For®, and recognized as a PEOPLE Companies That Care® (2023-2025) organization. The company was also named as a Great Place To Work-Certified™ company for five years in a row and named on several Great Place To Work® Best Workplaces lists. Tri Pointe has also won multiple Builder of the Year and Developer of the Year awards. 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 Inland Empire real estate sector. For more information, please visit TriPointeHomes.com.



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