

# tri pointe<sup>®</sup> HOMES

COMMUNITY ▶

SITEPLAN ▶

FLOORPLANS ▶

INCLUDED FEATURES ▶



Life-changing by Design

Stratus at West Park | 703.853.4722 | 703.559.0312



## Stratus at West Park

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Tri Pointe Homes is proud to offer the final opportunity to own a brand-new single-family home in award-winning Brambleton, Northern Virginia's premier master-planned community. Stratus at West Park is a collection of spacious, energy-efficient, expertly crafted homes that incorporate life-changing design elements. LivingSmart® features embrace innovative methods to improve air quality, showcase smart technology, and integrate systems to conserve water, energy, and natural resources.

Every new home at Stratus at West Park includes a backyard for private outdoor space. But the green space doesn't end there! Neighborhood parks, playgrounds, and green space are everywhere throughout Brambleton. Plus, the new 257-acre Hanson Regional Park is right across the street. 18 miles of paved trails connect the parks to the pools to the Farmers' Market to all the dining, shopping, and entertainment, and other services at Brambleton Town Center.

### Highlighted Included Features

- ▶ Spacious open floorplans.
- ▶ Private outdoor spaces.
- ▶ Convenient to Ashburn Metro Station.
- ▶ Access to abundant parks and playgrounds.
- ▶ Walkable to bistros, brews, and restaurants.
- ▶ HomeSmart® automation technology included.

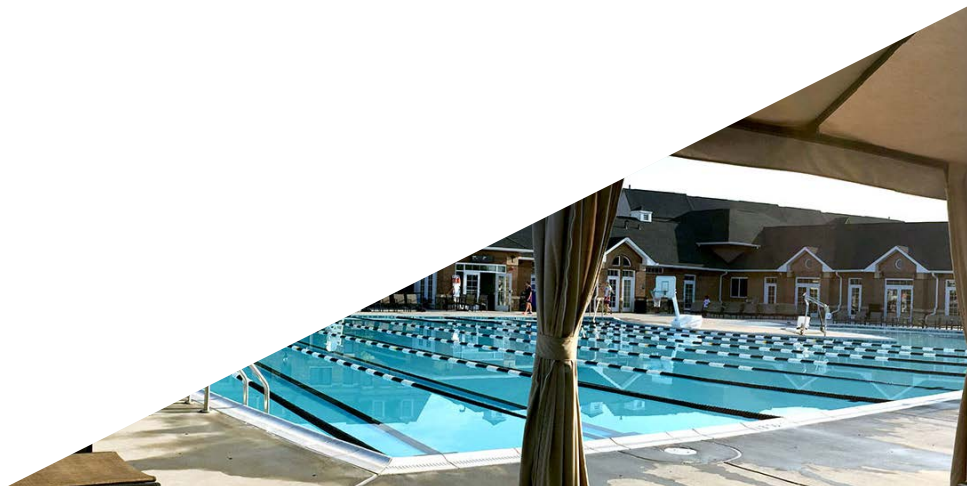
### Kimberly Shehadeh

NEW HOME ADVISOR

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Homes in this community are located near an airport and subject to aircraft overflights and noise due to aircraft. Contact Loudoun County Government to verify whether your home is located within the Airport Impact Overlay District and the regulations that apply.





# Stratus at West Park Belmont Home Design

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3,405–4,150 Sq Ft | 4-6 Bedrooms | 2.5-5 Bathrooms | 2-Bay Garage

Life-changing by Design



# Belmont Home Design

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3,405–4,150 Sq Ft | 4-6 Bedrooms | 2.5-5 Bathrooms | 2-Bay Garage



# Belmont Finished Lower Level

3,405–4,150 Sq Ft | 4-6 Bedrooms | 2.5-5 Bathrooms | 2-Bay Garage



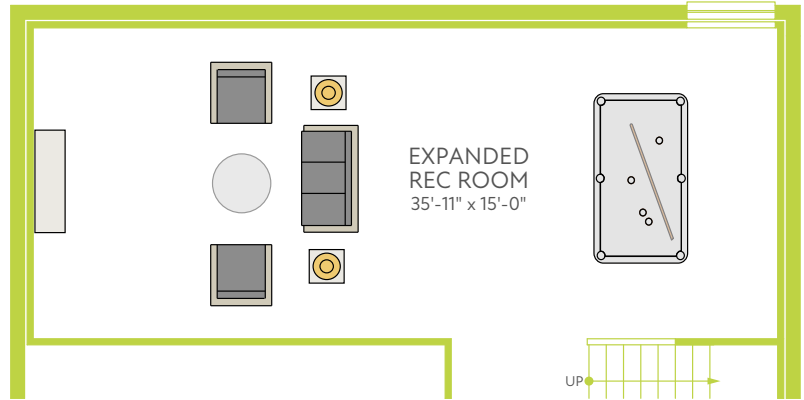
FINISHED LOWER LEVEL

# Belmont Lower Level Options

3,405–4,150 Sq Ft | 4–6 Bedrooms | 2.5–5 Bathrooms | 2-Bay Garage



OPT. LOWER LEVEL BEDROOM



OPT. EXPANDED REC ROOM



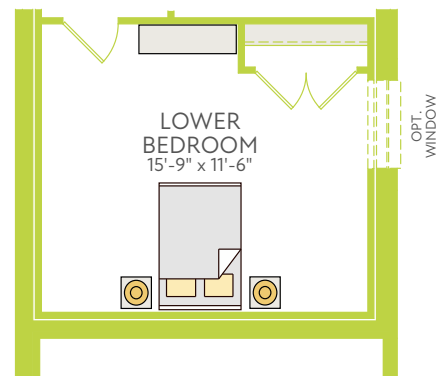
OPT. AREAWAY



OPT. FULL BATHROOM W/  
SHOWER



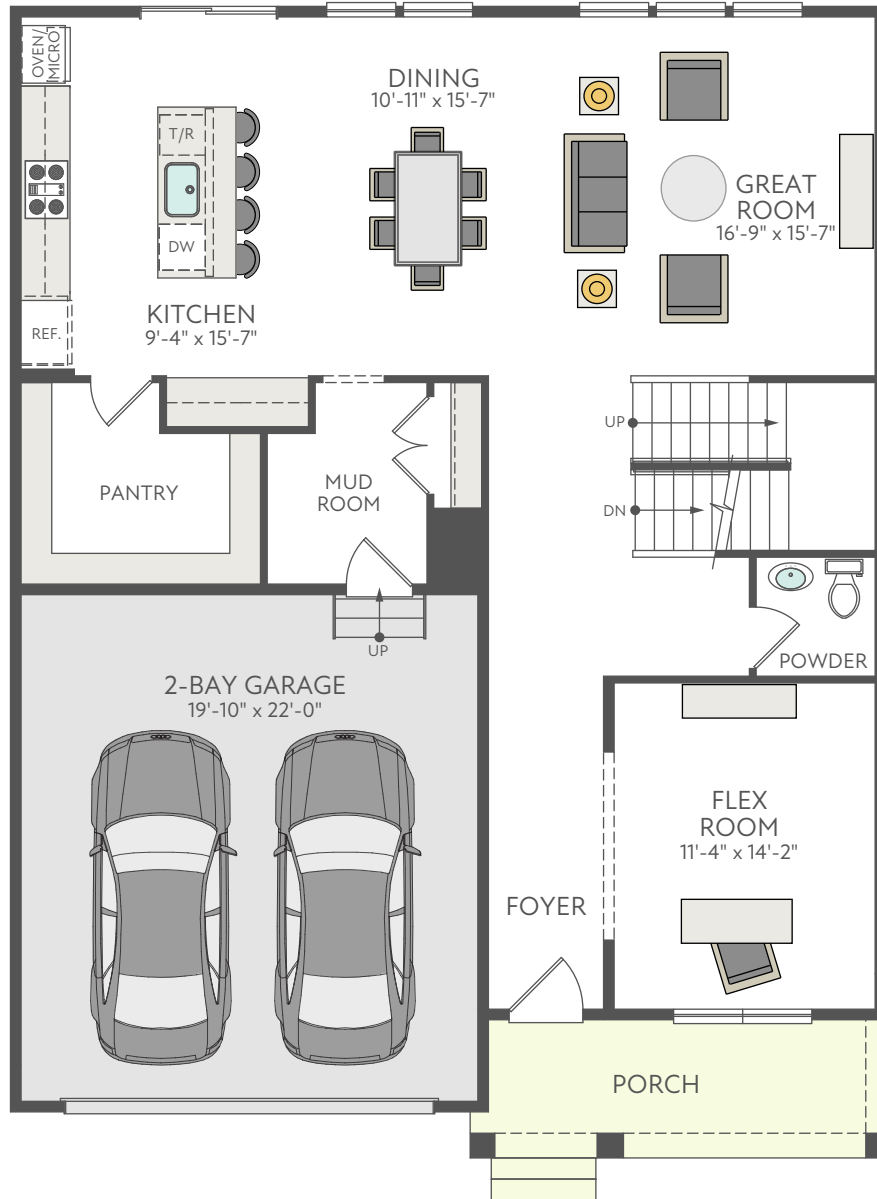
OPT. WALKOUT AT  
FINISHED BASEMENT



OPT. LOWER LEVEL ESCAPE WINDOW

# Belmont First Floor

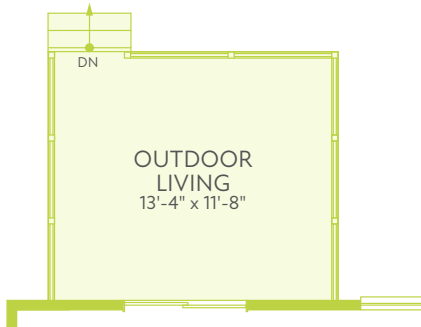
3,405–4,150 Sq Ft | 4-6 Bedrooms | 2.5-5 Bathrooms | 2-Bay Garage



FIRST FLOOR

# Belmont First Floor Additional Options

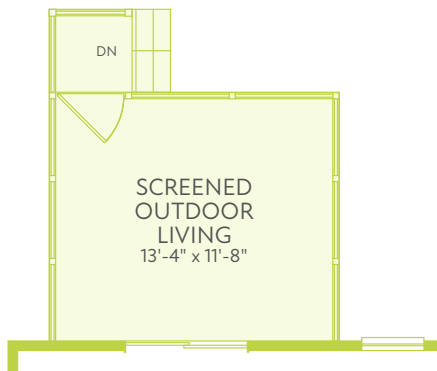
3,405–4,150 Sq Ft | 4-6 Bedrooms | 2.5-5 Bathrooms | 2-Bay Garage



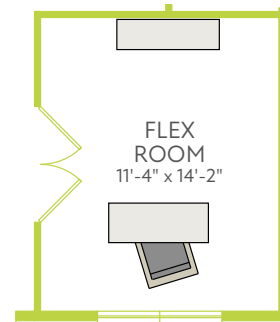
OPT. OUTDOOR LIVING



OPT. OUTDOOR LIVING COVERED



OPT. OUTDOOR LIVING SCREENED



OPT. DOUBLE ACTIVE GLASS INT DOOR



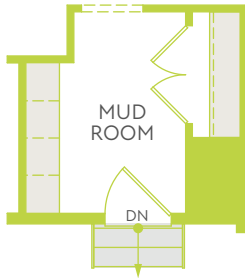
OPT. GAS FIREPLACE EXT BOX SFD - GREAT ROOM



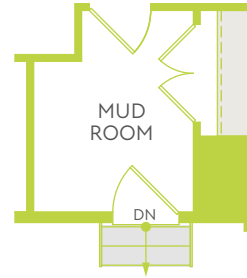
OPT. TWO SINGLE WINDOWS AT GREAT ROOM

# Belmont First Floor Additional Options

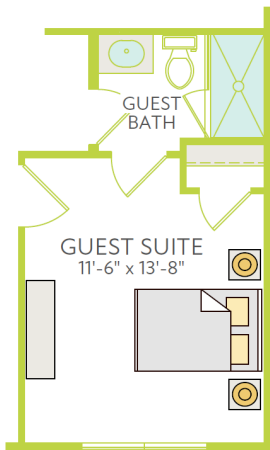
3,405–4,150 Sq Ft | 4-6 Bedrooms | 2.5-5 Bathrooms | 2-Bay Garage



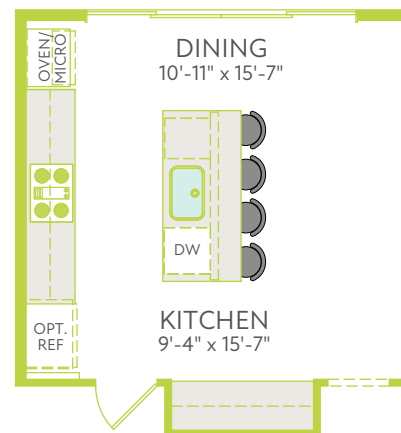
OPT. BUILT IN CUBBIES  
AT MUD ROOM



OPT. ADDITIONAL INTERIOR DOOR  
AT MUD ROOM



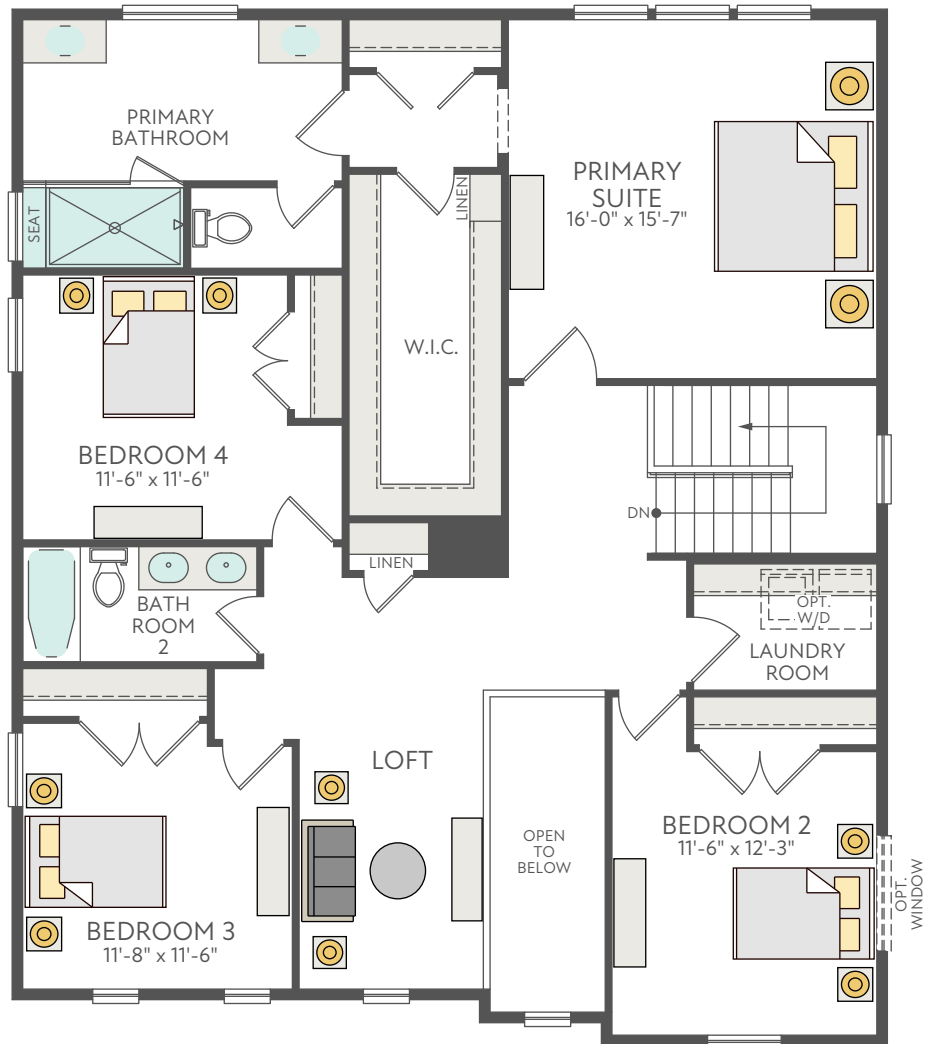
OPT. GUEST SUITE  
W/ FULL BATH



OPT. 4 PANEL SLIDING GLASS  
DOOR AT KITCHEN

# Belmont Second Floor

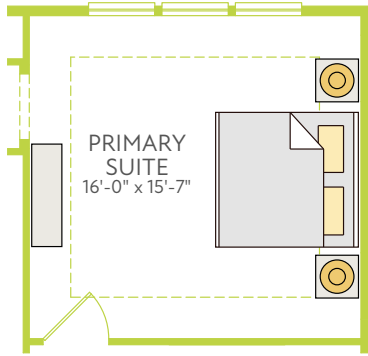
3,405–4,150 Sq Ft | 4-6 Bedrooms | 2.5-5 Bathrooms | 2-Bay Garage



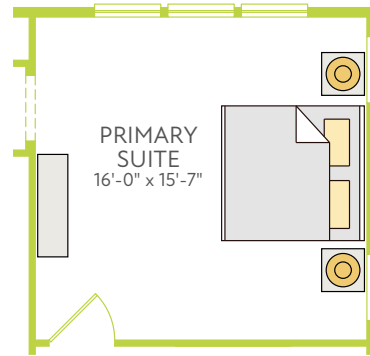
SECOND FLOOR

# Belmont Second Floor Options

3,405–4,150 Sq Ft | 4–6 Bedrooms | 2.5–5 Bathrooms | 2-Bay Garage



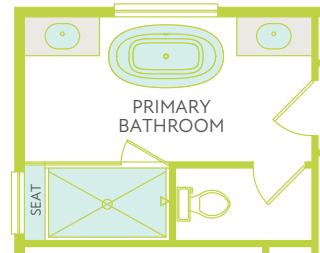
OPT. TRAY CEILING AT PRIMARY SUITE



OPT. TWO SINGLE WINDOWS AT PRIMARY SUITE



OPT. LAUNDRY ROOM CABINETS AND BASE WALL W/ SINK



OPT. FREE STANDING TUB AT PRIMARY BATHROOM



OPT. ADDITIONAL FULL BATHROOM

# Stratus at West Park Creighton Home Design

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3,778 – 5,284 Sq Ft | 4–6 Bedrooms | 2–5 Full, 0–1 Half Bathrooms | 2-Bay Garage

Life-changing by Design



# Creighton Home Design

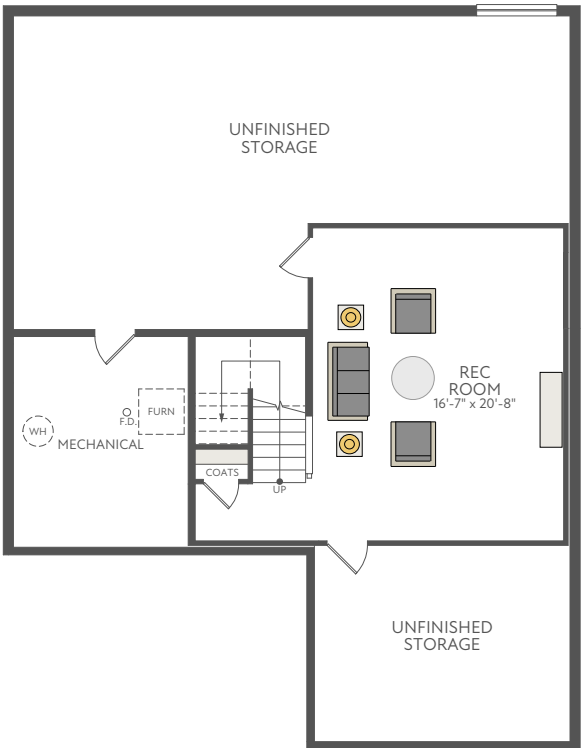
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3,778 – 5,284 Sq Ft | 4–6 Bedrooms | 2–5 Full, 0–1 Half Bathrooms | 2-Bay Garage



# Creighton Lower Level

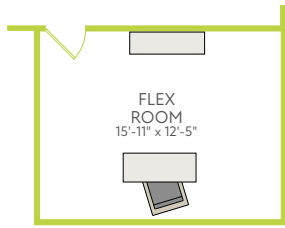
3,778 – 5,284 Sq Ft | 4–6 Bedrooms | 2–5 Full, 0–1 Half Bathrooms | 2-Bay Garage



LOWER LEVEL FLOOR PLAN

# Creighton Lower Level Options

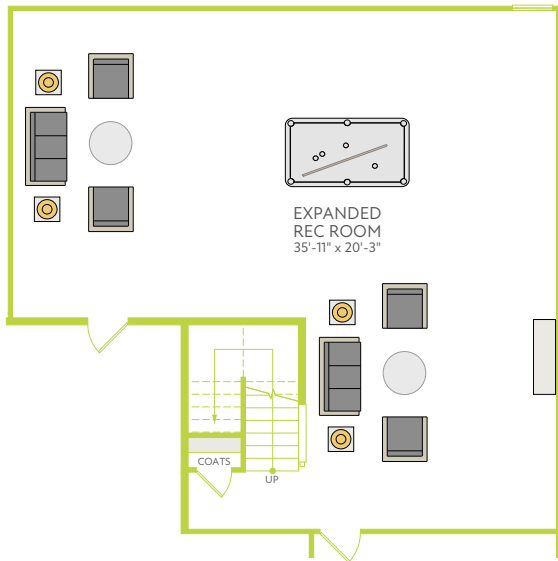
3,778 – 5,284 Sq Ft | 4–6 Bedrooms | 2–5 Full, 0–1 Half Bathrooms | 2-Bay Garage



▶ OPTIONAL LOWER LEVEL FLEX ROOM



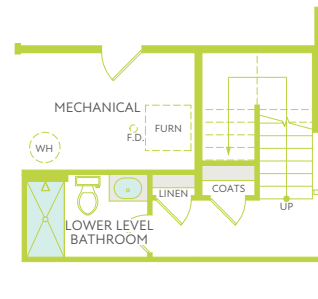
▶ OPTIONAL AREAWAY



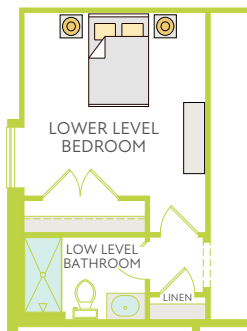
▶ OPTIONAL EXPANDED REC ROOM



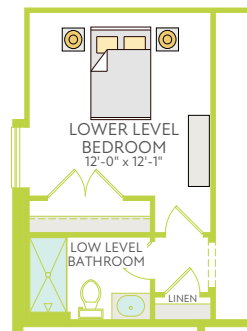
▶ OPTIONAL WALKOUT



▶ OPTIONAL FULL BATHROOM WITH SHOWER



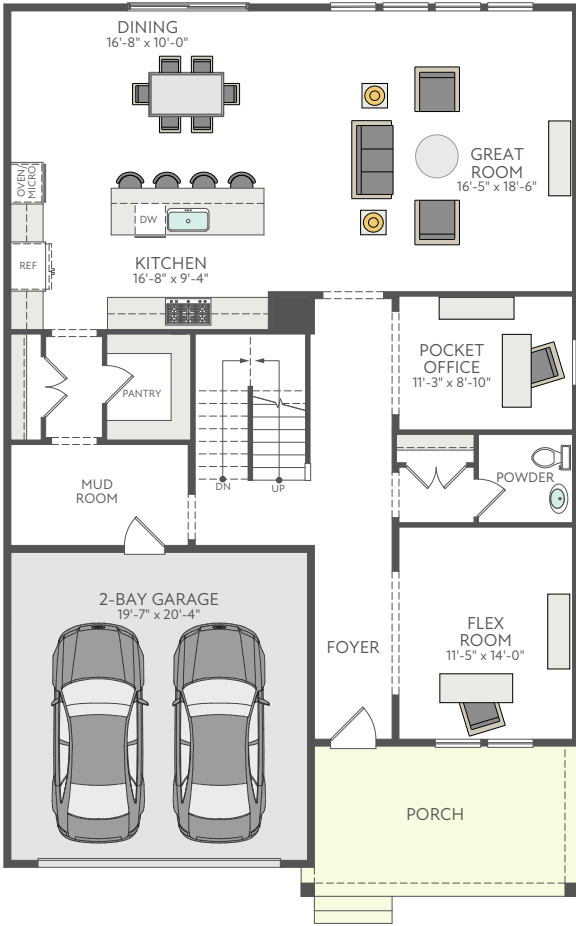
▶ OPTIONAL LOWER LEVEL BEDROOM WITH FULL BATH & OPTIONAL ESCAPE WINDOW



▶ OPTIONAL ESCAPE WINDOW

# Creighton First Floor

3,778 – 5,284 Sq Ft | 4–6 Bedrooms | 2–5 Full, 0–1 Half Bathrooms | 2-Bay Garage



FIRST FLOOR PLAN

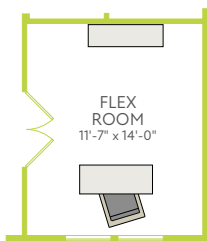


DINING

▶ **OPTIONAL 4-PANEL SLIDING GLASS DOOR**



▶ **OPTIONAL GUEST SUITE WITH FULL BATHROOM**



▶ **OPTIONAL DOUBLE ACTIVE GLASS INTERIOR DOOR – FLEX ROOM**



▶ **OPTIONAL GAS FIREPLACE – GREAT ROOM**



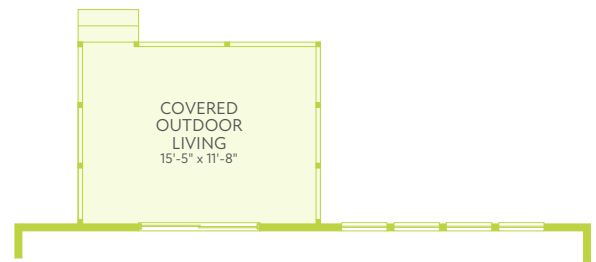
▶ **OPTIONAL TWO SINGLE WINDOWS – GREAT ROOM**

# Creighton First Floor Additional Options

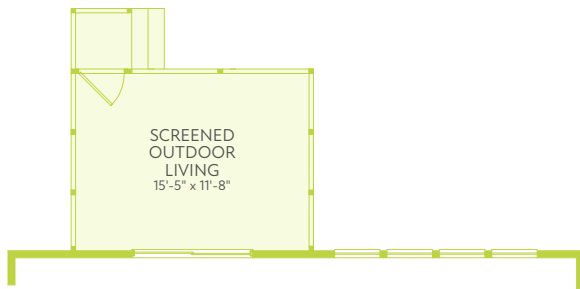
3,778 – 5,284 Sq Ft | 4–6 Bedrooms | 2–5 Full, 0–1 Half Bathrooms | 2-Bay Garage



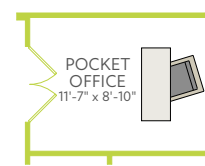
▶ OPTIONAL OUTDOOR LIVING – INGROUND



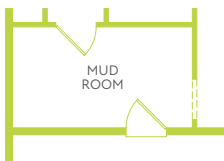
▶ OPTIONAL OUTDOOR LIVING COVERED – INGROUND



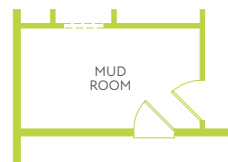
▶ OPTIONAL OUTDOOR LIVING SCREENED – INGROUND



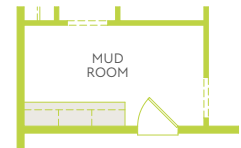
▶ OPTIONAL INTERIOR DOUBLE DOOR WITH GLASS – POCKET OFFICE



▶ OPTIONAL ADDITIONAL INTERIOR DOOR – MUD ROOM



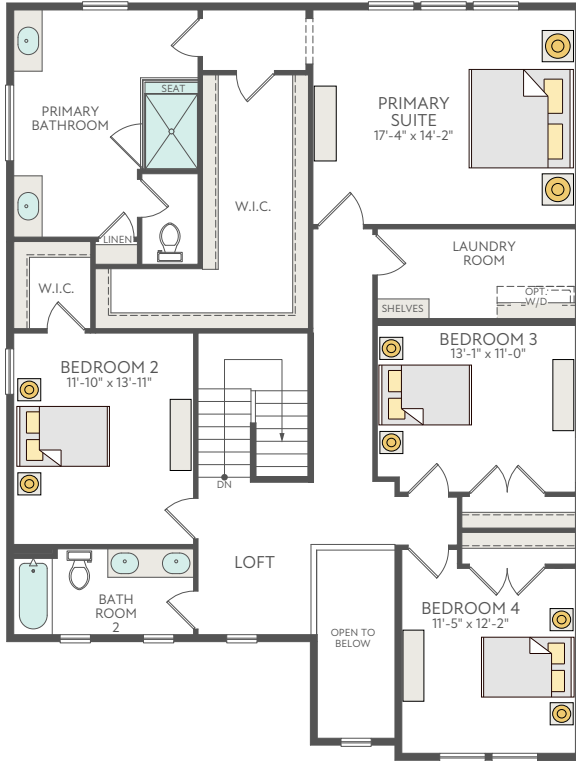
▶ OPTIONAL ADDITIONAL INTERIOR DOOR 2 – MUD ROOM



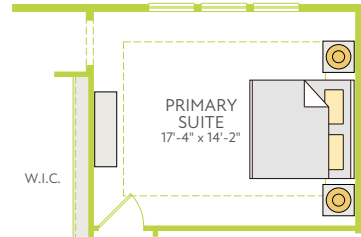
▶ OPTIONAL BUILT-IN CUBBIES – MUD ROOM

# Creighton Second Floor

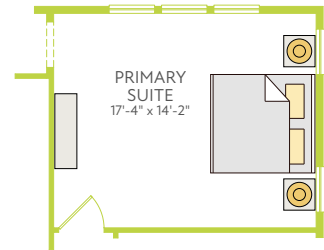
3,778 – 5,284 Sq Ft | 4–6 Bedrooms | 2–5 Full, 0–1 Half Bathrooms | 2-Bay Garage



SECOND FLOOR PLAN



▶ OPTIONAL TRAY CEILING AT PRIMARY SUITE



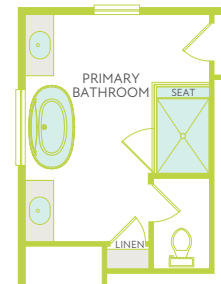
▶ OPTIONAL DOUBLE WINDOWS AT PRIMARY SUITE



▶ OPTIONAL LAUNDRY ROOM CABINETS & BASE WALL WITH SINK



▶ OPTIONAL ADDITIONAL FULL BATHROOM



▶ OPTIONAL FREE STANDING TUB AT PRIMARY BATHROOM

# Stratus at West Park Hanson Home Design

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4,377 – 5,386 Sq Ft | 4–7 Bedrooms | 2–6 Full, 0–1 Half Bathrooms | 2-Bay Garage

Life-changing by Design



# Hanson Home Design

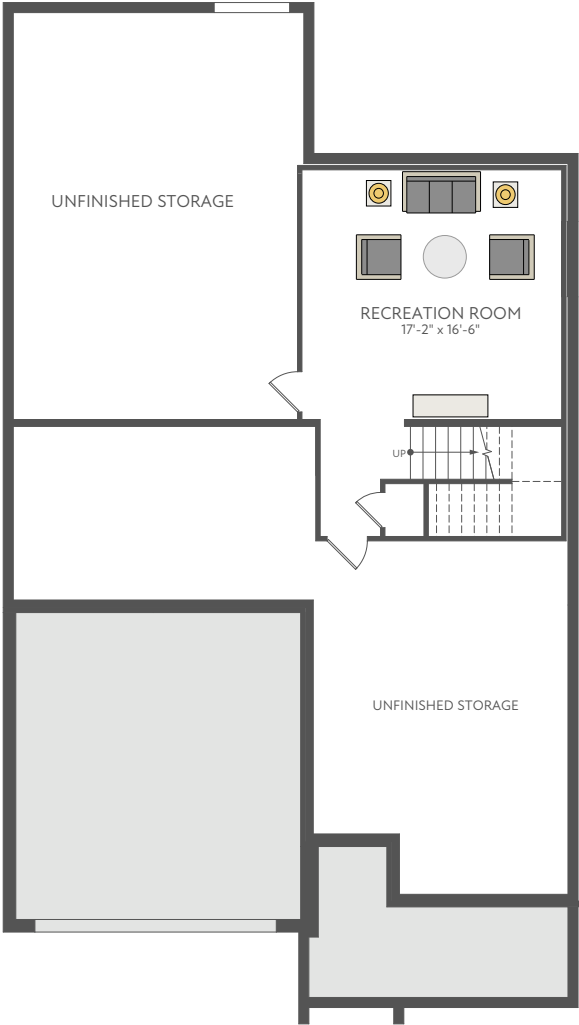
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4,377 – 5,386 Sq Ft | 4–7 Bedrooms | 2–6 Full, 0–1 Half Bathrooms | 2-Bay Garage



# Hanson Lower Level

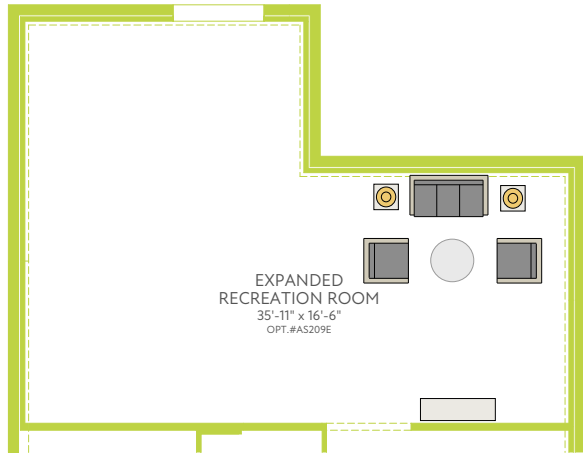
4,377 – 5,386 Sq Ft | 4-7 Bedrooms | 2-6 Full, 0-1 Half Bathrooms | 2-Bay Garage



LOWER LEVEL FLOOR PLAN

# Hanson Lower Level Options

4,377 – 5,386 Sq Ft | 4–7 Bedrooms | 2–6 Full, 0–1 Half Bathrooms | 2-Bay Garage



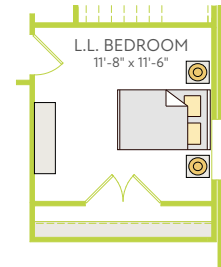
▶ OPTIONAL EXPANDED REC ROOM



▶ OPTIONAL WALKOUT



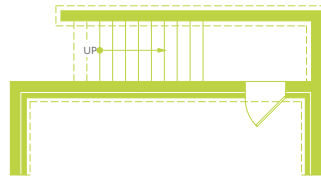
▶ OPTIONAL FITNESS ROOM



▶ OPTIONAL LOWER LEVEL BEDROOM WITHOUT OPTIONAL ESCAPE WINDOW



▶ OPTIONAL LOWER LEVEL FULL BATH WITH SHOWER



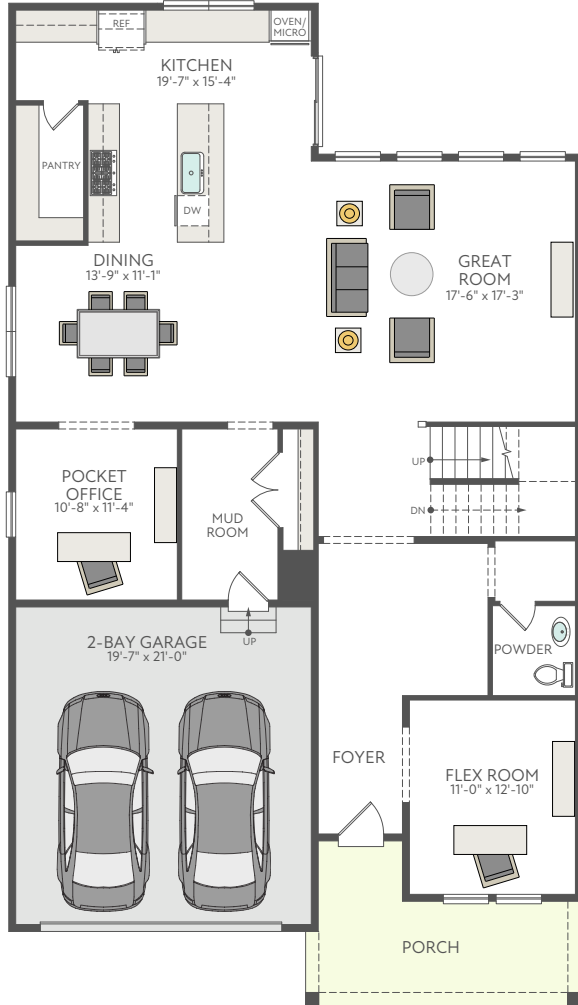
▶ OPTIONAL LOWER LEVEL AREAWAY



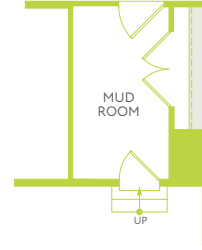
▶ OPTIONAL LOWER LEVEL ESCAPE WINDOW

# Hanson First Floor

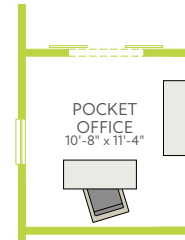
4,377 – 5,386 Sq Ft | 4–7 Bedrooms | 2–6 Full, 0–1 Half Bathrooms | 2-Bay Garage



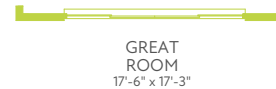
FIRST FLOOR PLAN



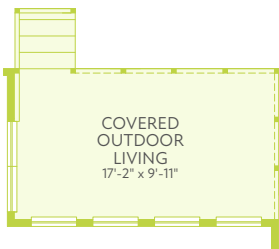
▶ OPTIONAL ADDITIONAL INTERIOR DOOR – MUD ROOM



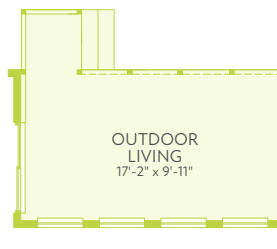
▶ OPTIONAL BARN DOOR – POCKET OFFICE



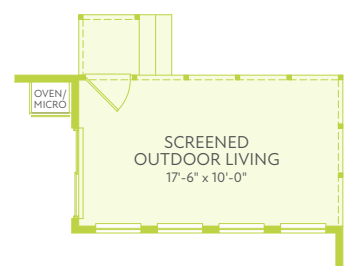
▶ OPTIONAL 4 PANEL SLIDING GLASS DOOR – GREAT ROOM



▶ OPTIONAL COVERED OUTDOOR LIVING



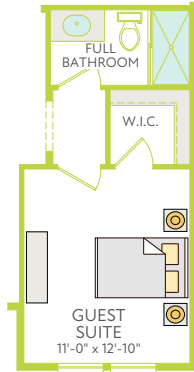
▶ OPTIONAL OUTDOOR LIVING – INGROUND



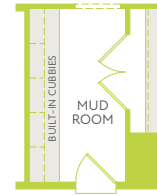
▶ OPTIONAL OUTDOOR LIVING – SCREENED INGROUND

# Hanson First Floor Additional Options

4,377 – 5,386 Sq Ft | 4–7 Bedrooms | 2–6 Full, 0–1 Half Bathrooms | 2-Bay Garage



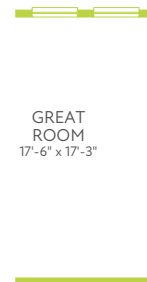
▶ OPTIONAL GUEST SUITE WITH FULL BATHROOM



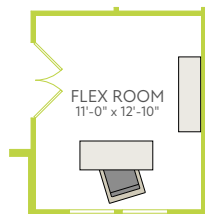
▶ OPTIONAL MUD ROOM BUILT-IN CUBBIES



▶ OPTIONAL GAS FIREPLACE – GREAT ROOM



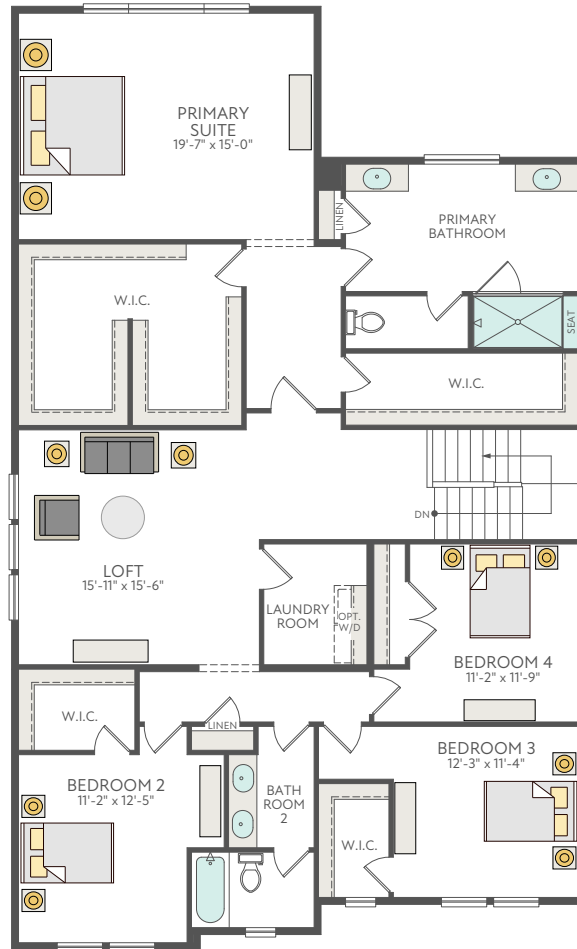
▶ OPTIONAL 2 SINGLE WINDOWS – GREAT ROOM



▶ OPTIONAL DOUBLE ACTIVE GLASS INTERIOR DOOR – FLEX ROOM

# Hanson Second Floor

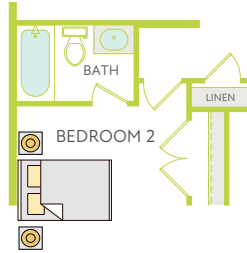
4,377 – 5,386 Sq Ft | 4–7 Bedrooms | 2–6 Full, 0–1 Half Bathrooms | 2-Bay Garage



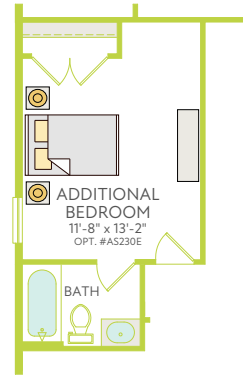
SECOND FLOOR PLAN

# Hanson Second Floor Options

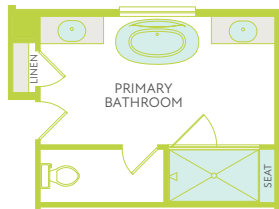
4,377 – 5,386 Sq Ft | 4–7 Bedrooms | 2–6 Full, 0–1 Half Bathrooms | 2-Bay Garage



▶ OPTIONAL ADDITIONAL FULL BATH



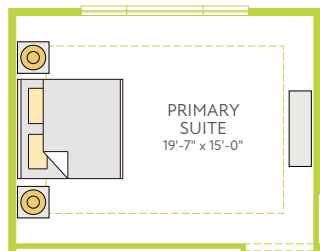
▶ OPTIONAL ADDITIONAL BEDROOM WITH FULL BATH



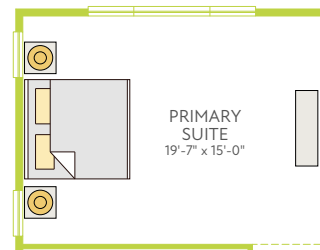
▶ OPTIONAL FREESTANDING TUB – PRIMARY BATH



▶ OPTIONAL LAUNDRY ROOM CABINETS WITH SINK



▶ OPTIONAL TRAY CEILING – PRIMARY SUITE



▶ TWO SINGLE WINDOWS – PRIMARY SUITE

## INCLUDED FEATURES

# Stratus at West Park

### CURB APPEAL

- ▶ Modern Elevations featuring a mix of vinyl siding, brick and stone exteriors (per plan)
- ▶ Therma Tru insulated entry door with matte black hardware
- ▶ 2-bay garage with garage door opener & exterior keypad
- ▶ Brushed concrete leadwalk
- ▶ Professionally designed landscaping
- ▶ 2 hose bibbs (one front and one rear)

### THE DETAILS

- ▶ 9' ceilings on all levels
- ▶ Stained oak staircase from the main level to the second floor
- ▶ Shaw Luxury Vinyl Plank flooring on the entire main level and laundry room
- ▶ Choice of 2-panel or 5-panel interior doors
- ▶ Schlage Plymouth satin nickel door hardware
- ▶ Ventilated white closet shelving

### BEAUTIFUL BATHROOMS & LAUNDRIES

- ▶ Primary Bath
  - Walk-in shower with Delta polished chrome fixtures
  - 12" x 12" ceramic tile on the floor and 6" x 6" wall tile
  - Raised height vanities with double sinks, granite countertops and Delta chrome fixtures
  - Aristokraft cabinets with choice of finishes
  - Elongated toilet
  - Frameless shower
- ▶ Secondary Baths
  - Vanity with cultured marble top and Delta chrome fixtures
  - Elongated toilet
  - 6" x 6" ceramic tile floors and 6" x 6" wall tile
- ▶ Powder Room
  - Pedestal sink with Delta chrome faucet
  - Elongated toilet
  - Shaw Luxury Vinyl Plank flooring
- ▶ Laundry room on bedroom level

### KITCHEN ENVY

- ▶ 42" Aristokraft soft close cabinets with choice of finishes
- ▶ Large kitchen island
- ▶ Granite countertops with choice of colors
- ▶ Sleek stainless steel under cabinet hood
- ▶ Whirlpool Stainless Steel appliances including gas cooktop, dishwasher, side-by-side refrigerator with water filtration and exterior ice and water dispenser, single wall oven and built-in microwave
- ▶ Stainless steel undermount kitchen sink
- ▶ Delta faucet

### DISTINCTIVELY INTELLIGENT

- ▶ HomeSmart® package includes the following devices:
  - WiFi Mesh Network
  - Cat6 wiring
  - Schlage Encode front door lock
  - Wired Ring Pro Doorbell
  - Liftmaster garage door opener with two remotes
  - 2 Leviton WiFi Smart Switches (Front Door and Foyer)
  - Ecobee3 Lite Thermostat (per plan)

### ENERGY AND EARTH FRIENDLY

- ▶ Black Exterior/White Interior M/I Low-e vinyl windows
- ▶ Energy Efficient Carrier® HVAC with gas heat and humidifier
- ▶ Rinnai Tankless Water Heater
- ▶ MERV 13 air filter
- ▶ Whole home surge protection
- ▶ LED surface mount lights
- ▶ Electrical conduit rough in for future car charger

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. © 2021 Tri Pointe Homes, Inc. All rights reserved. For State Licensing and Notices, see <https://www.tripointehomes.com/statelicensenotices>. 11/10/2020



# tri pointe® HOMES

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Homes in this community are located near an airport and subject to aircraft overflights and noise due to aircraft. Contact Loudoun County Government to verify whether your home is located within the Airport Impact Overlay District and the regulations that apply.