

tri pointe[®] HOMES

COMMUNITY ▶

SITEPLAN ▶

FLOORPLANS ▶

INCLUDED FEATURES ▶



Life-changing by Design

Polaris Square | 240.688.6887

Polaris Square

At Polaris Square, life aligns around a more considered way of living. This new enclave of 86 four-story luxury townhomes by Tri Pointe Homes is thoughtfully set within North Bethesda, just moments from the magnetic energy of Pike & Rose. Here, urban vitality meets a sense of calm that feels intentional, not accidental.

A curated mix of 20-foot rear-load and 24-foot front-load designs offers flexibility without compromise with elevator options, rooftop retreats, and light-filled interiors crafted for both everyday rituals and elevated entertaining. Outside your door, third-wave coffee, chef-driven dining, boutique shopping, and effortless Metro access shape a lifestyle that feels seamlessly connected. Polaris Square is precisely positioned, creating a home that matches your pace, reflects your taste and leaves room for what's next.

Highlighted Included Features

- ▶ 4 Spacious Levels
- ▶ Outdoor Living
- ▶ One Block to Pike & Rose
- ▶ Four Blocks to North Bethesda Metro Station
- ▶ Easy Access to I-270, I-495, Rockville Pike (MD-355), & Old Georgetown Road (MD-187)

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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. © 2023 Tri Pointe Homes, Inc. All rights reserved. For State Licensing and Notices, see <https://www.tripointehomes.com/statelicensenotices>.

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.



Polaris Square

SITE MAP



Model



Possible Future Road Connect to Adjacent Property

Life-changing by Design

tri pointe
HOMES

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Polaris Square Phoenix Home Design

2,636–2,660 Sq Ft | 3–4 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage

Life-changing by Design



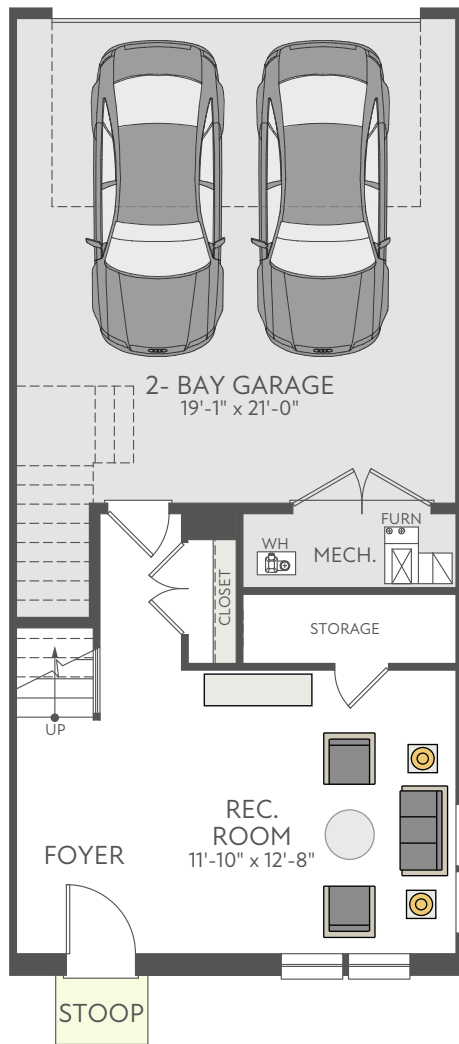
Phoenix Home Design

2,636–2,660 Sq Ft | 3–4 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



Phoenix Lower Level

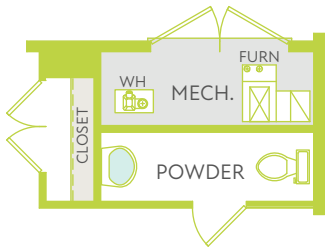
2,636–2,660 Sq Ft | 3–4 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



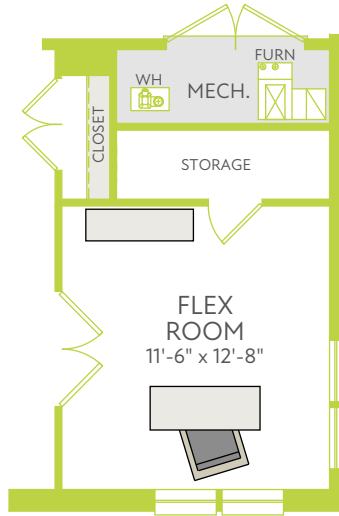
LOWER LEVEL

Phoenix Lower Level Additional Options

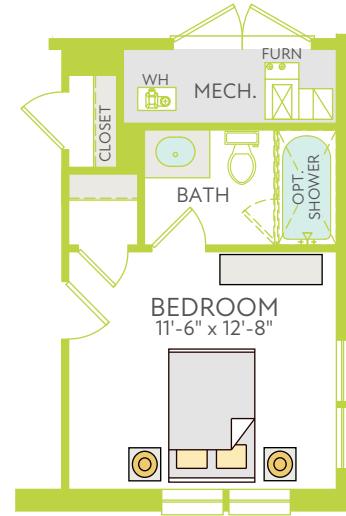
2,636–2,660 Sq Ft | 3–4 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



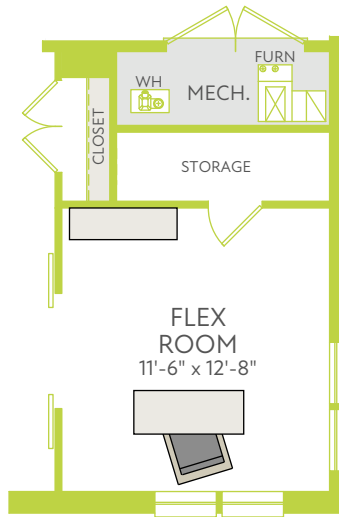
OPT. POWDER AT LOWER LEVEL



OPT. FLEX ROOM AT LOWER LEVEL



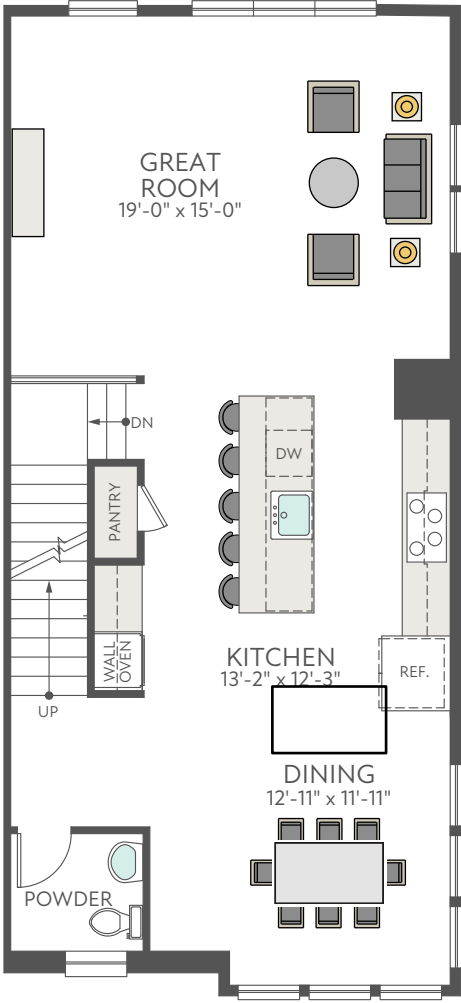
OPT. BEDROOM WITH FULL BATH AT LOWER LEVEL



OPT. FLEX ROOM BARN DOORS

Phoenix First Floor

2,636–2,660 Sq Ft | 3–4 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



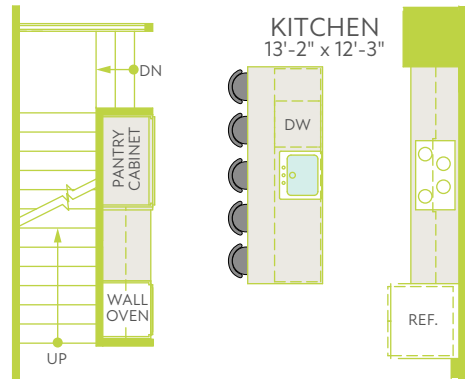
FIRST FLOOR

Phoenix First Floor Additional Options

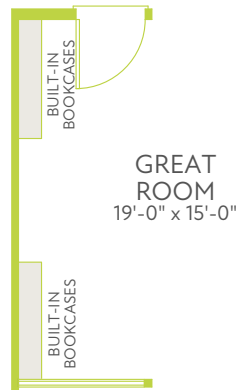
2,636–2,660 Sq Ft | 3–4 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



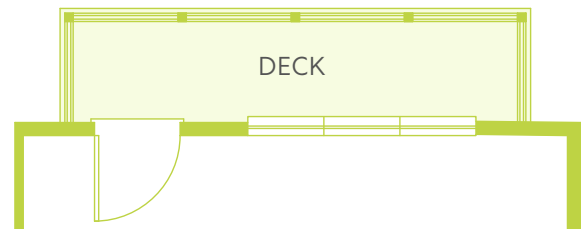
OPT. FIREPLACE



OPT. PANTRY CABINET AT KITCHEN



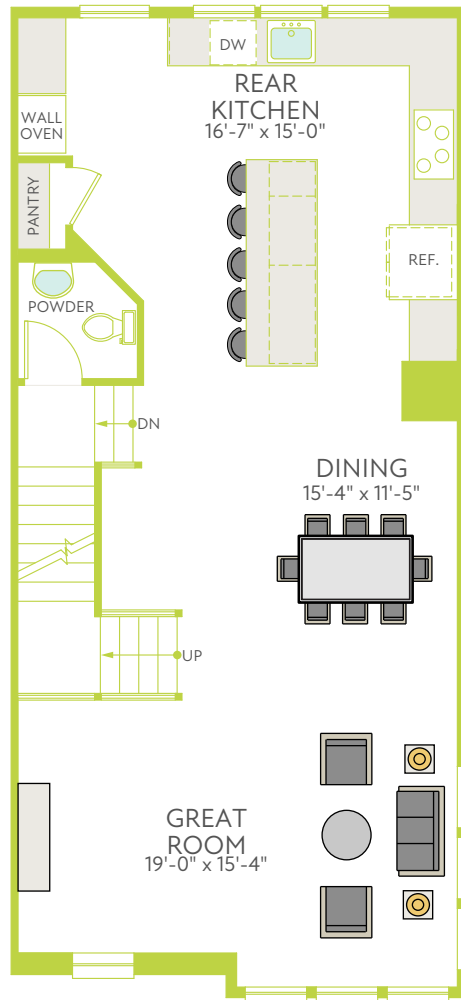
OPT. BUILT-IN BOOKCASES



OPT. DECK

Phoenix First Floor Additional Options

2,636–2,660 Sq Ft | 3–4 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



OPT. REAR KITCHEN



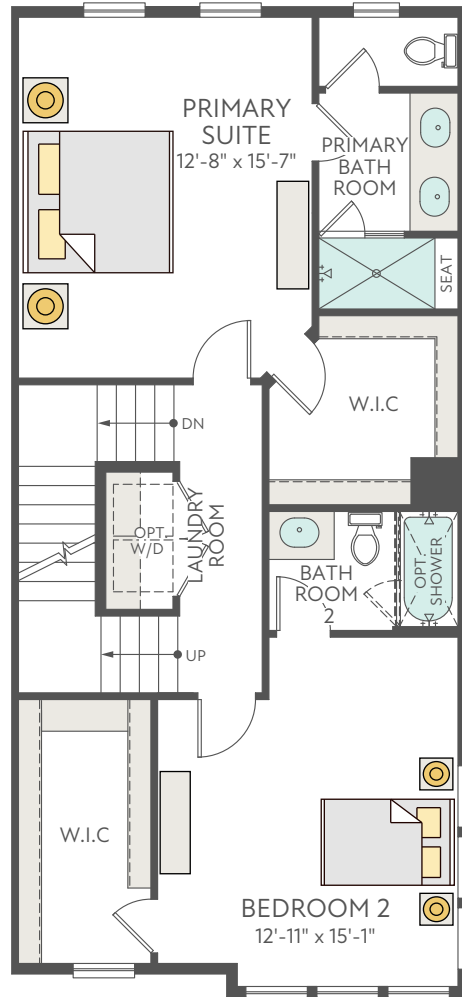
OPT. FIREPLACE AT REAR KITCHEN



OPT. BUILT-IN BOOKCASES AT REAR KITCHEN

Phoenix Second Floor

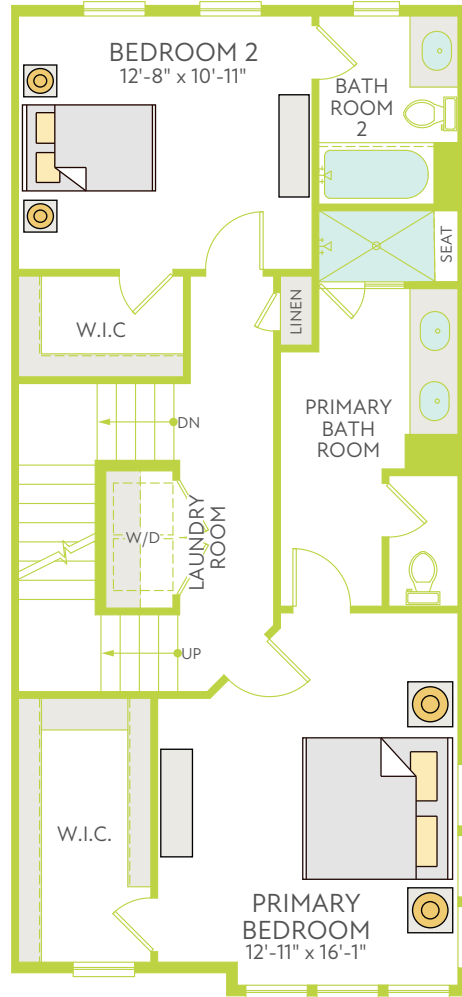
2,636–2,660 Sq Ft | 3–4 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



SECOND FLOOR

Phoenix Second Floor Additional Options

2,636–2,660 Sq Ft | 3–4 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



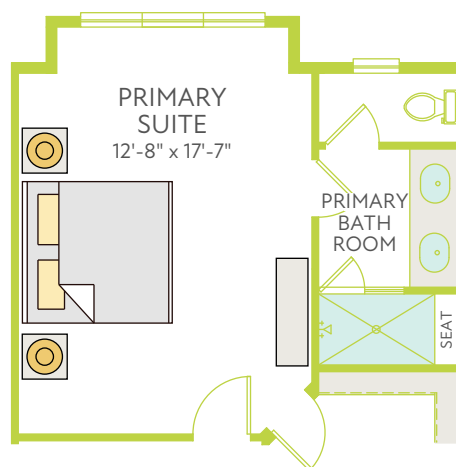
OPT. ALT PRIMARY BEDROOM

Phoenix Second Floor Additional Options

2,636–2,660 Sq Ft | 3–4 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



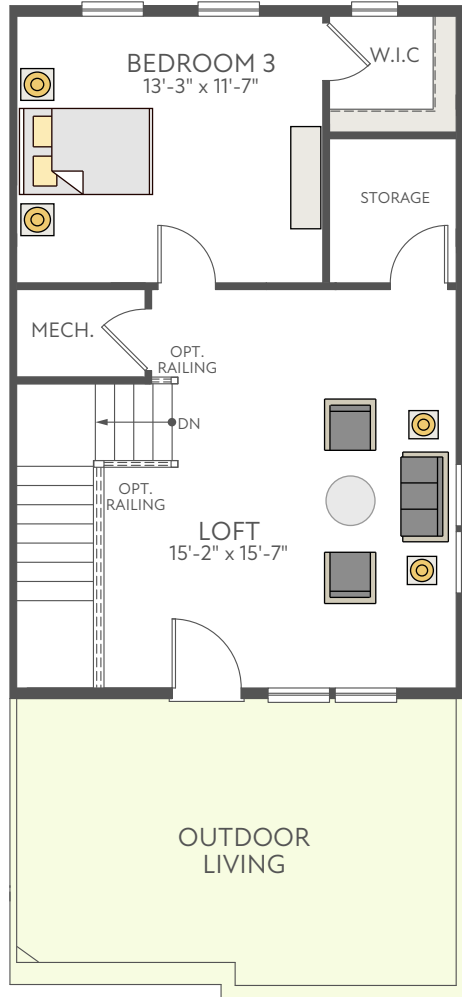
OPT. STACKED WASHER/DRYER AT LAUNDRY



OPT. BAY AT PRIMARY SUITE

Phoenix Third Floor

2,636–2,660 Sq Ft | 3–4 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



THIRD FLOOR

Phoenix Third Floor Additional Options

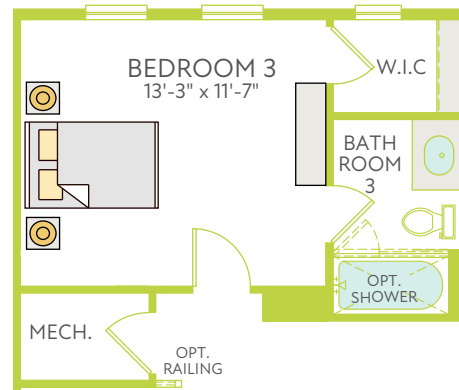
2,636–2,660 Sq Ft | 3–4 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



OPT. 4-PANEL SLIDING GLASS DOOR



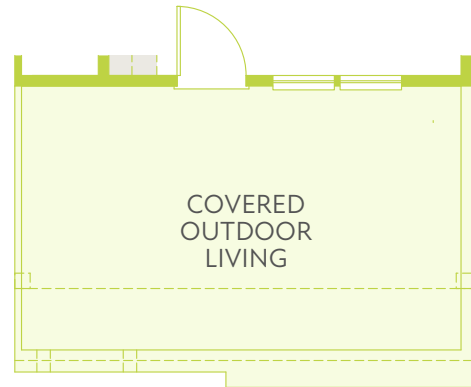
OPT. POWDER AT LOFT LEVEL



OPT. LOFT BEDROOM WITH FULL BATH



OPT. BEVERAGE CENTER



OPT. COVERED OUTDOOR LIVING

Polaris Square Orion Home Design

2,636–2,707 Sq Ft | 4–5 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage

Life-changing by Design



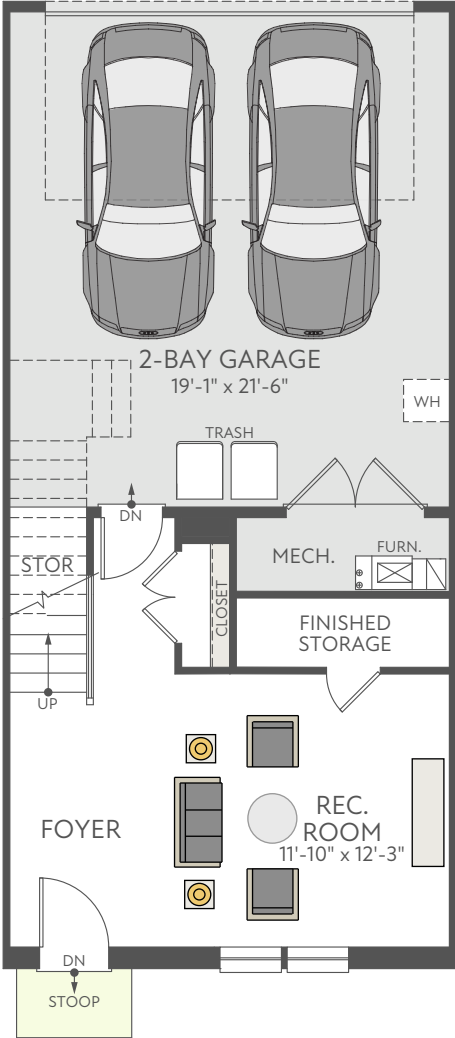
Orion Home Design

2,636–2,707 Sq Ft | 4–5 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



Orion Lower Level

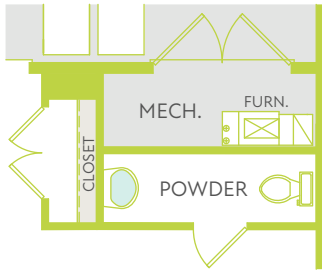
2,636–2,707 Sq Ft | 4–5 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



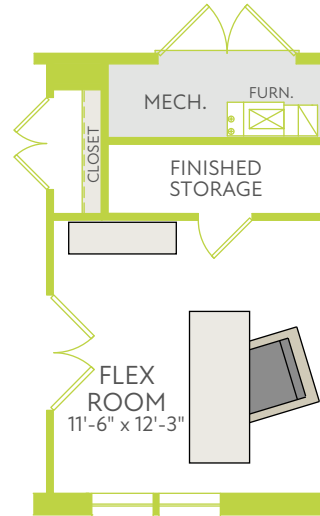
LOWER LEVEL

Orion Lower Level Additional Options

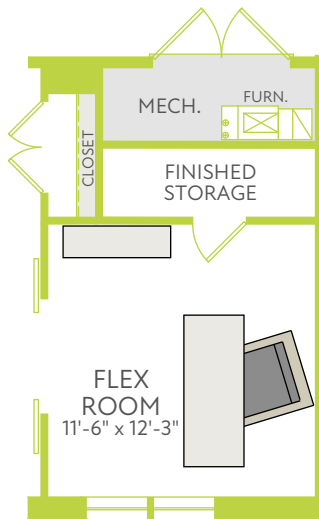
2,636–2,707 Sq Ft | 4–5 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



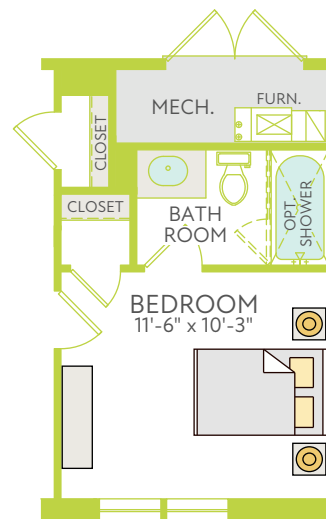
OPT. POWDER
AT REC ROOM



OPT. FLEX ROOM
AT REC ROOM



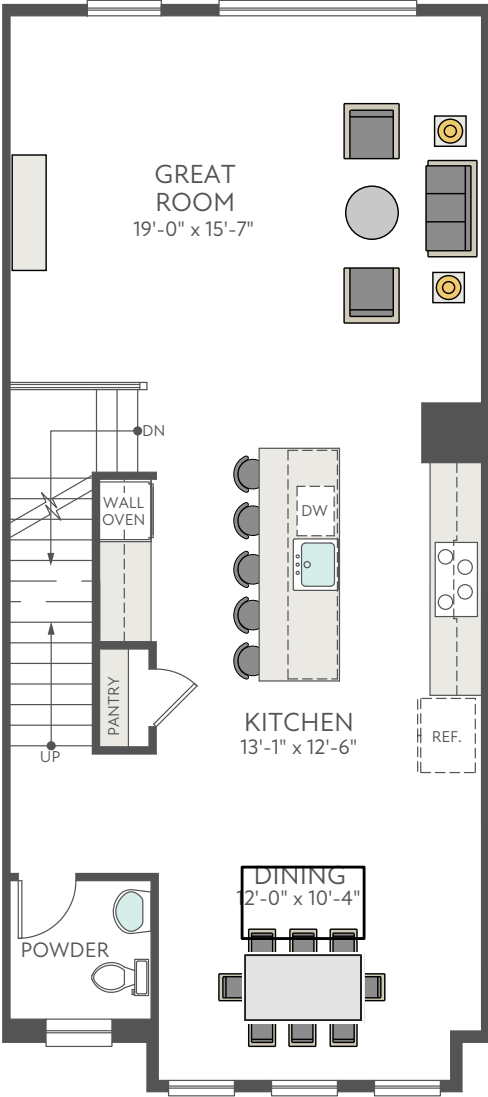
OPT. GLASS BARN DOOR
AT FLEX ROOM



OPT. BEDROOM
WITH FULL BATH

Orion First Floor

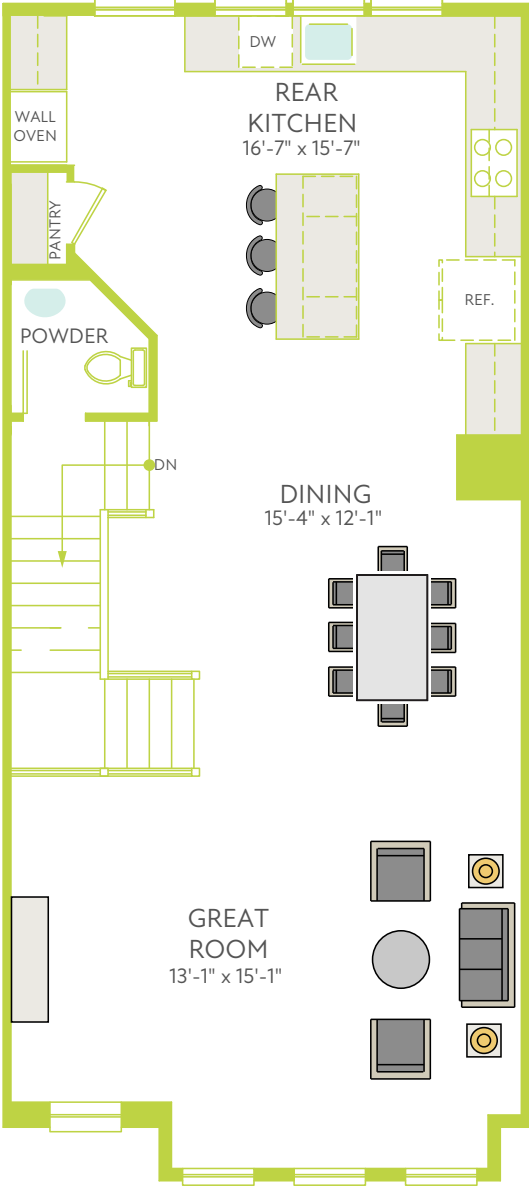
2,636–2,707 Sq Ft | 4–5 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



FIRST FLOOR

Orion First Floor Additional Options

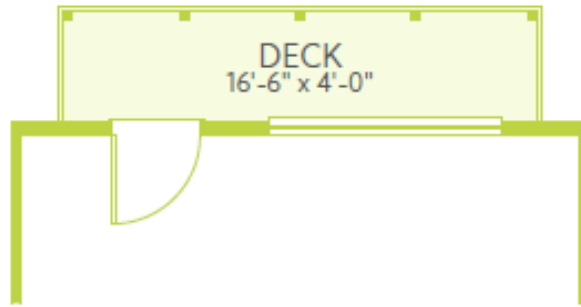
2,636–2,707 Sq Ft | 4–5 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



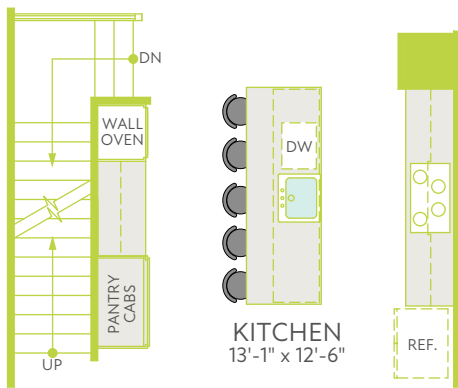
OPT. REAR KITCHEN

Orion First Floor Additional Options

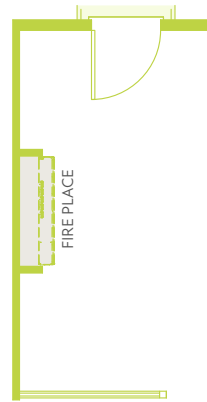
2,636–2,707 Sq Ft | 4–5 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



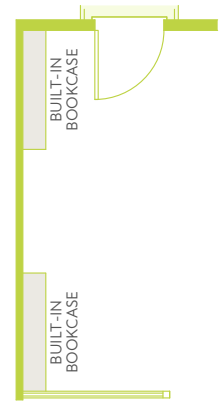
OPT. DECK



OPT. PANTRY CABINET



OPT. FIREPLACE AT MID KITCHEN



OPT. BUILT-IN BOOKCASE AT MID KITCHEN



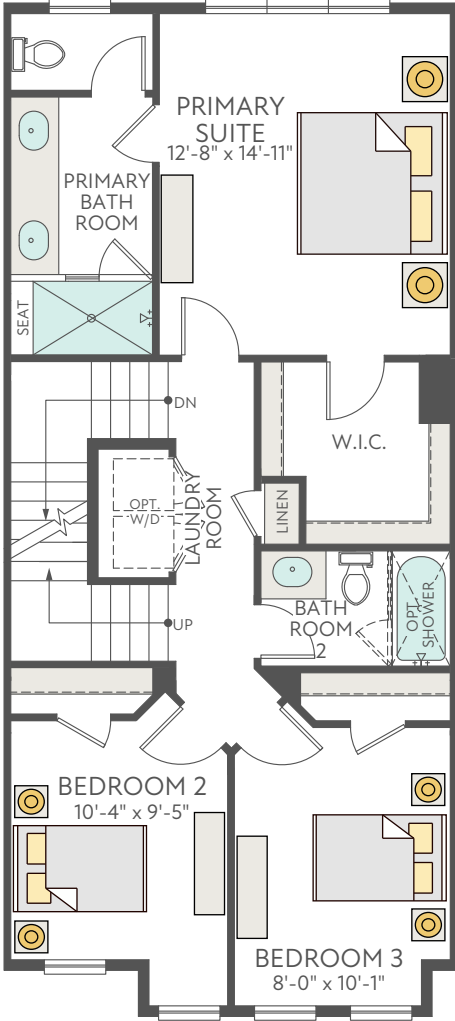
OPT. FIREPLACE AT REAR KITCHEN



OPT. BUILT-IN BOOKCASE AT REAR KITCHEN

Orion Second Floor

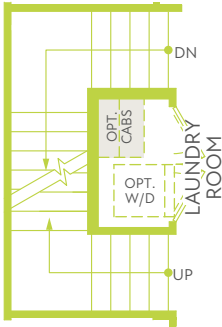
2,636–2,707 Sq Ft | 4–5 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



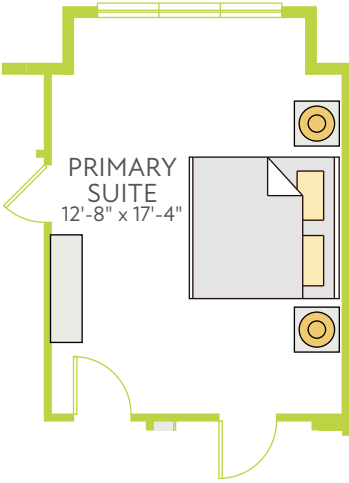
SECOND FLOOR

Orion Second Floor Additional Options

2,636–2,707 Sq Ft | 4–5 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



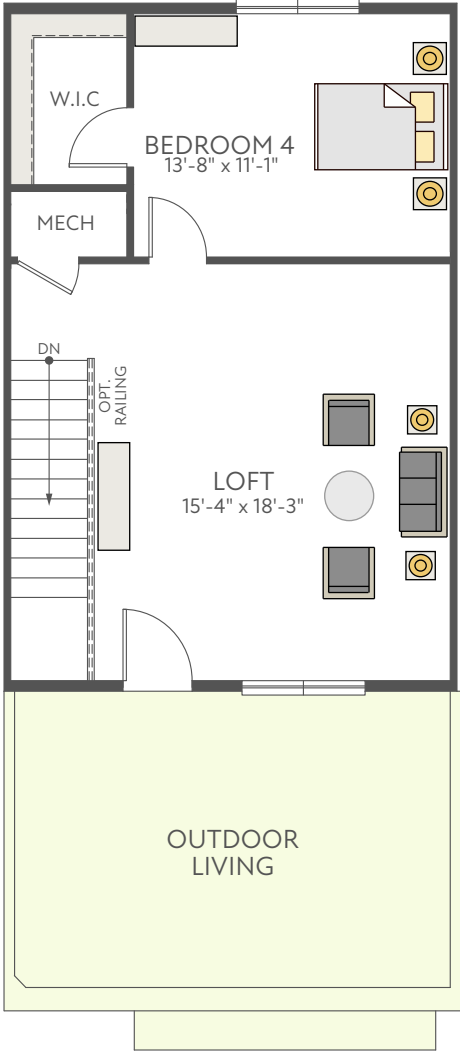
OPT. STACKED WASHER/DRYER AT LAUNDRY



OPT. BAY WINDOW AT PRIMARY SUITE

Orion Third Floor

2,636–2,707 Sq Ft | 4–5 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



THIRD FLOOR

Orion Third Floor Additional Options

2,636–2,707 Sq Ft | 4–5 Bedrooms | 2.5–4.5 Bathrooms | 2-Bay Garage



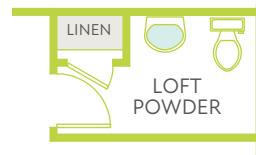
OPT. BEVERAGE CENTER



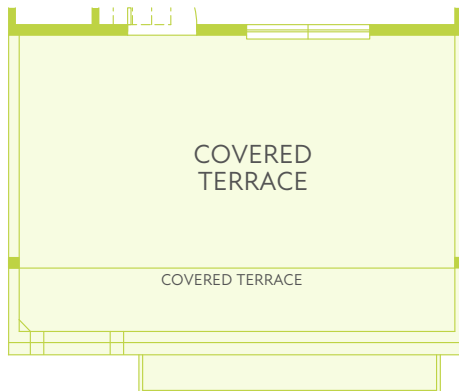
OPT. 4-PANEL SLIDING GLASS DOOR



OPT. LOFT WITH FULL BATH



OPT. LOFT POWDER



OPT. COVERED TERRACE

Polaris Square Carina Home Design

3,293–3,442 Sq Ft | 3–4 Bedrooms | 3.5–4.5 Bathrooms | 2-Bay Garage

Life-changing by Design



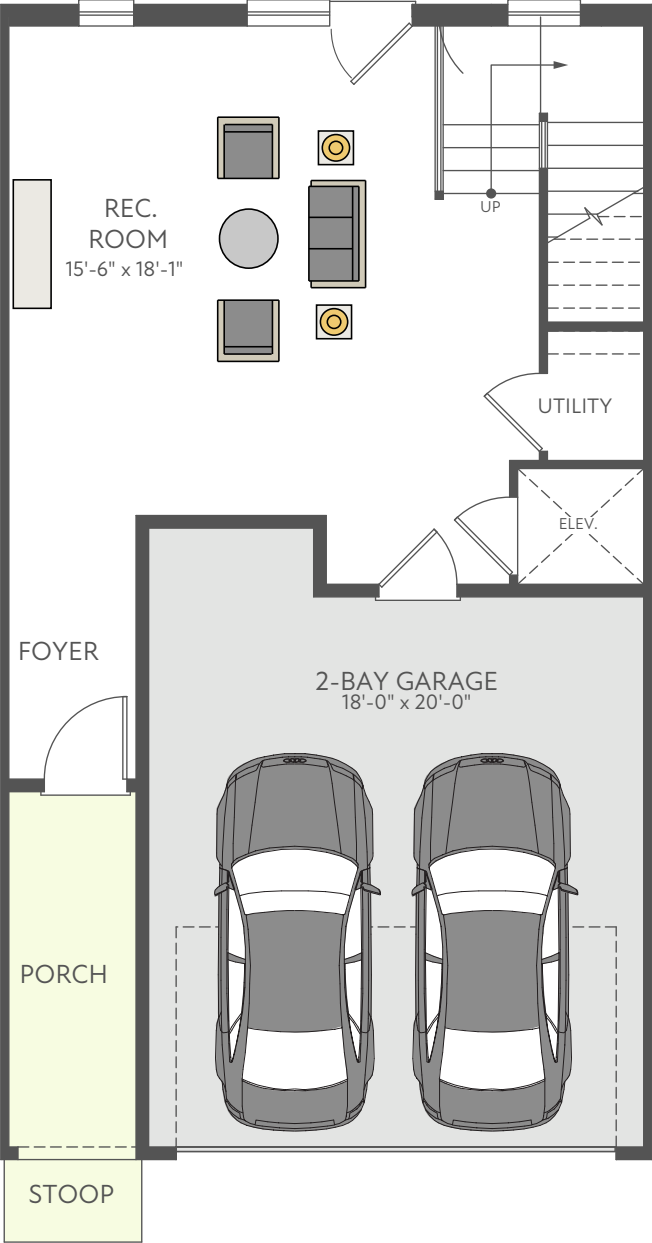
Carina Home Design

3,293–3,442 Sq Ft | 3–4 Bedrooms | 3.5–4.5 Bathrooms | 2-Bay Garage



Carina First Floor

3,293-3,442 Sq Ft | 3-4 Bedrooms | 3.5-4.5 Bathrooms | 2-Bay Garage



FIRST FLOOR

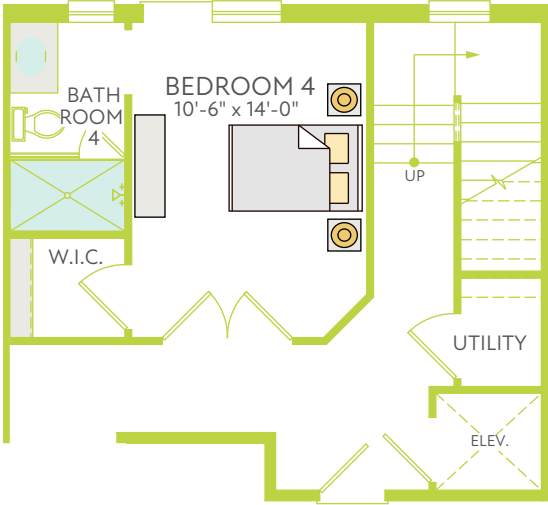
Carina First Floor Additional Options

3,293–3,442 Sq Ft | 3–4 Bedrooms | 3.5–4.5 Bathrooms | 2-Bay Garage



OPT. POWDER ROOM

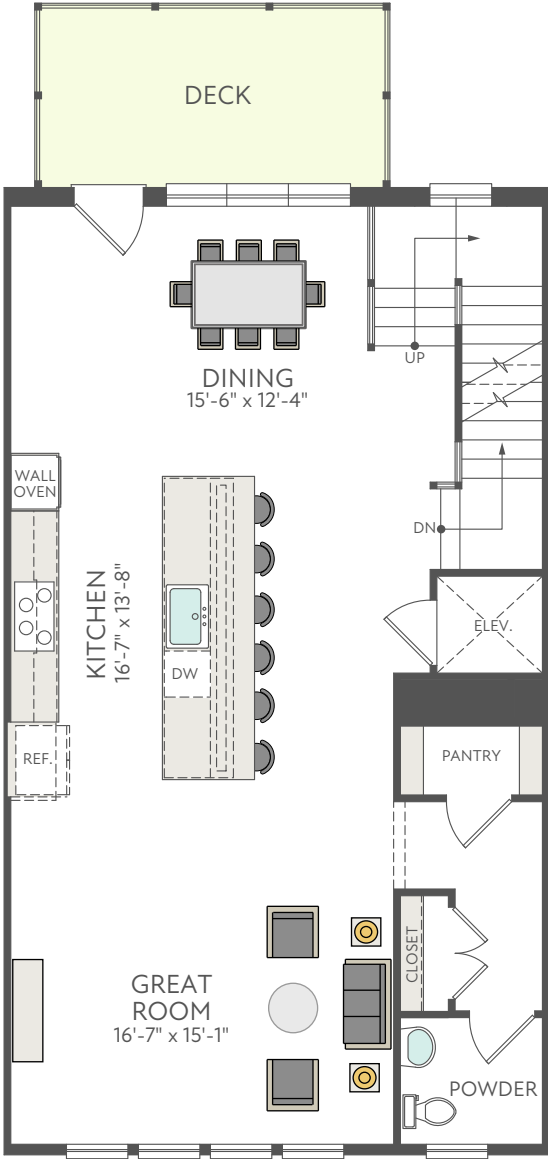
OPT. BEDROOM WITH FULL BATH



OPT. GLASS DOUBLE DOORS AT BEDROOM 4

Carina Second Floor

3,293-3,442 Sq Ft | 3-4 Bedrooms | 3.5-4.5 Bathrooms | 2-Bay Garage



SECOND FLOOR

Carina Second Floor Additional Options

3,293–3,442 Sq Ft | 3–4 Bedrooms | 3.5–4.5 Bathrooms | 2-Bay Garage

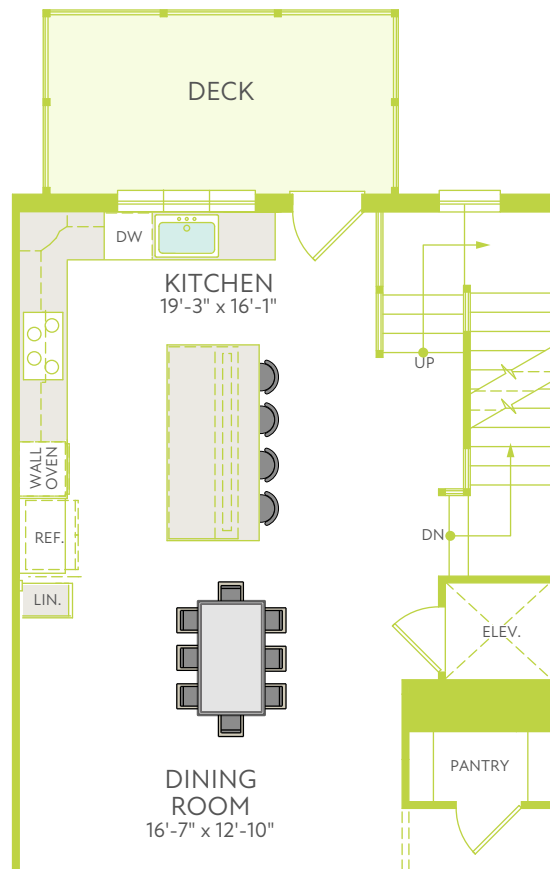


OPT. FIREPLACE

LOCATION CHANGES WITH EXTERIOR STYLE SEE NEW HOME ADVISOR FOR DETAILS.



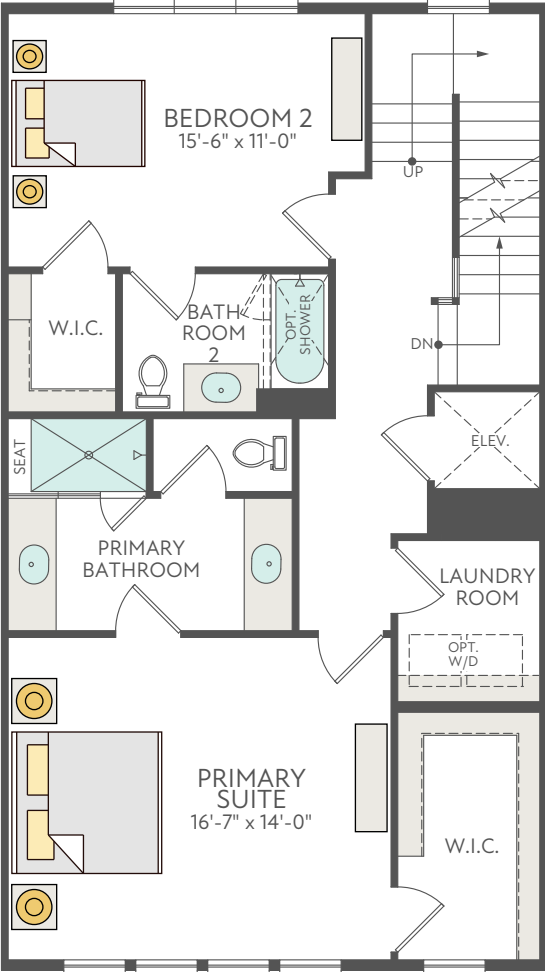
OPT. FIREPLACE AT ALT. KITCHEN



OPT. ALT. KITCHEN

Carina Third Floor

3,293-3,442 Sq Ft | 3-4 Bedrooms | 3.5-4.5 Bathrooms | 2-Bay Garage



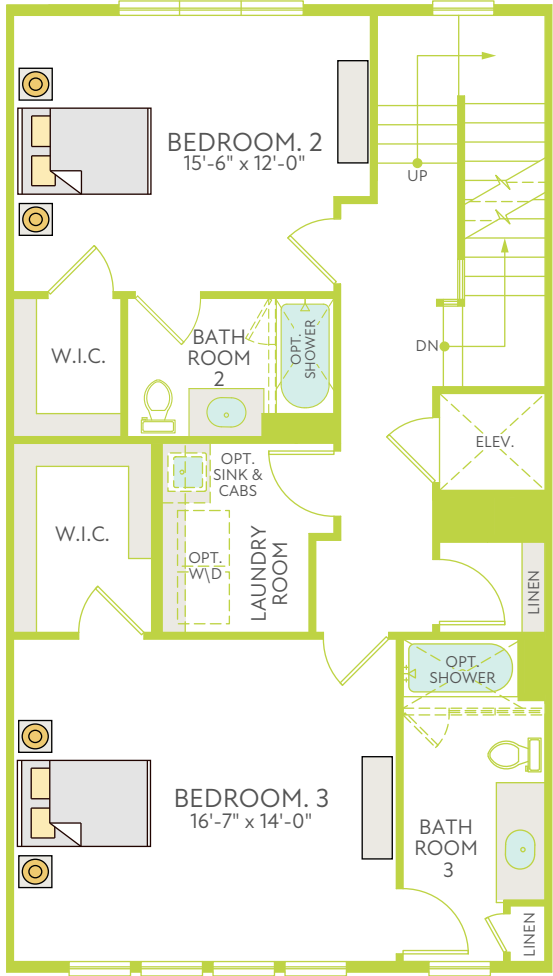
THIRD FLOOR

Carina Third Floor Additional Options

3,293–3,442 Sq Ft | 3–4 Bedrooms | 3.5–4.5 Bathrooms | 2-Bay Garage



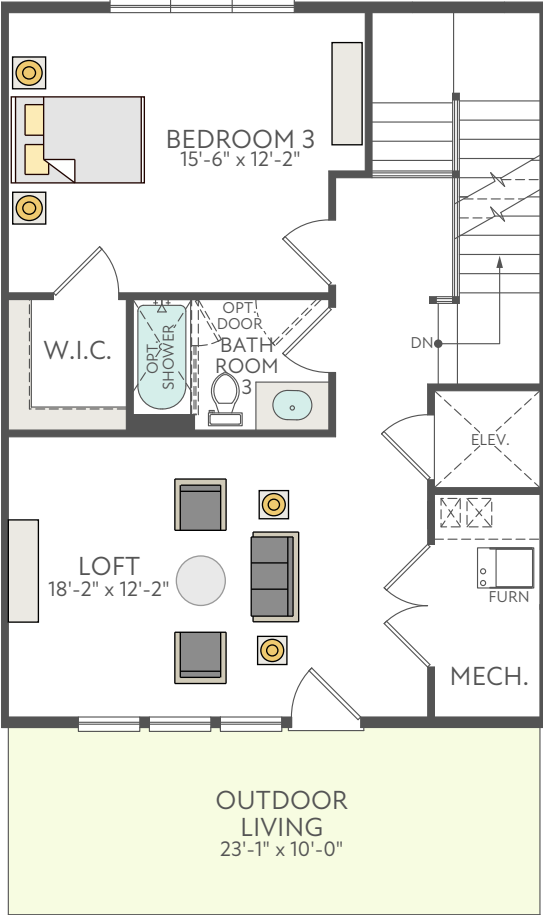
OPT. BAY WINDOW



OPT. ALTERNATE BEDROOM FLOOR PLAN

Carina Fourth Floor

3,293-3,442 Sq Ft | 3-4 Bedrooms | 3.5-4.5 Bathrooms | 2-Bay Garage



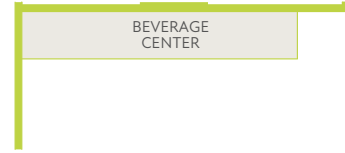
FOURTH FLOOR

Carina Fourth Floor Additional Options

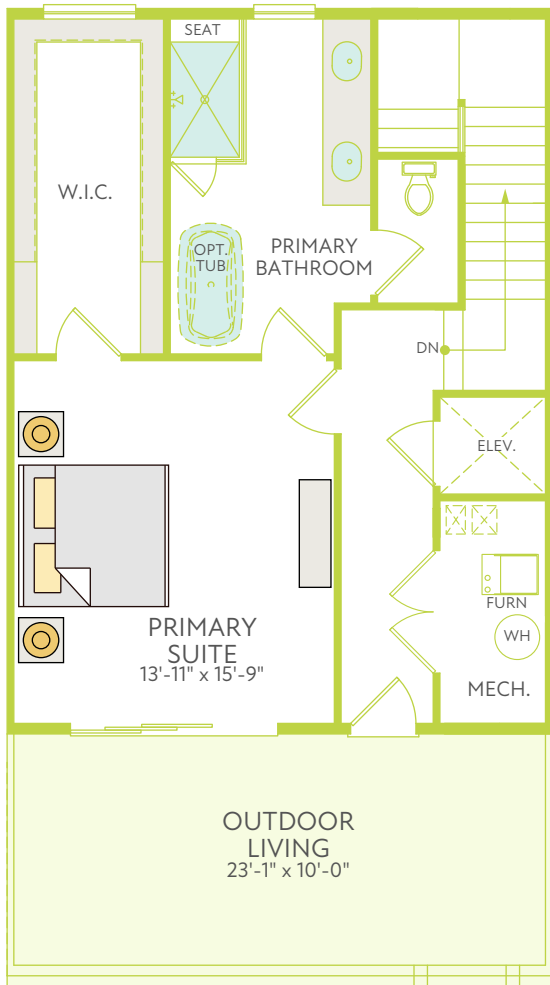
3,293–3,442 Sq Ft | 3–4 Bedrooms | 3.5–4.5 Bathrooms | 2-Bay Garage



OPT. 4-PANEL SLIDING GLASS DOOR



OPT. BEVERAGE CENTER



OPT. ALTERNATE BEDROOM FLOOR PLAN



OPT. COVERED TERRACE

Polaris Square Lyra Home Design

3,185–3,205 Sq Ft | 4–5 Bedrooms | 2 Full 2 Half Baths–4.5 Bathrooms | 2-Bay Garage

Life-changing by Design



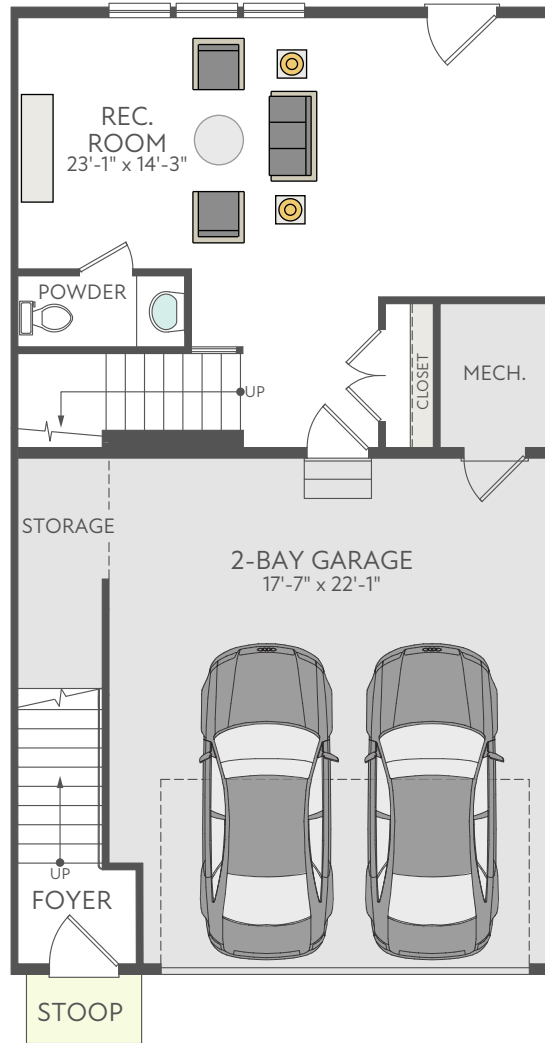
Lyra Home Design

3,185-3,205 Sq Ft | 4-5 Bedrooms | 2 Full 2 Half Baths-4.5 Bathrooms | 2-Bay Garage



Lyra First Floor

3,185–3,205 Sq Ft | 4–5 Bedrooms | 2 Full 2 Half Baths–4.5 Bathrooms | 2-Bay Garage



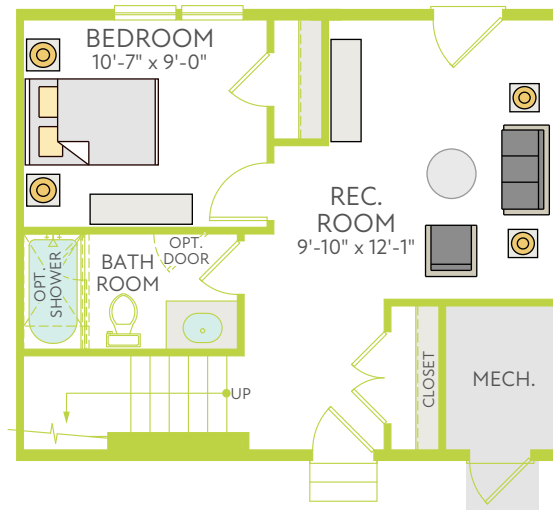
FIRST FLOOR

Lyra First Floor Additional Options

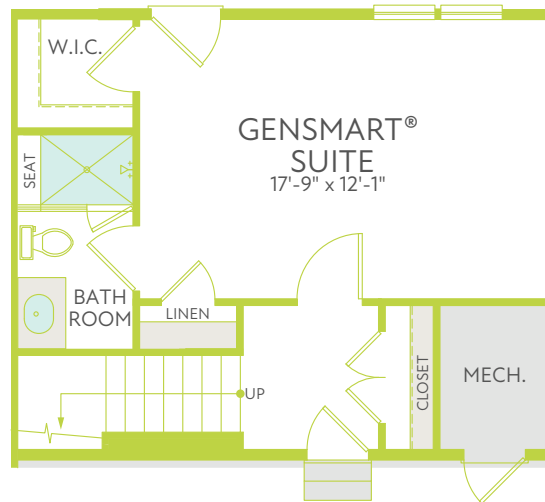
3,185–3,205 Sq Ft | 4–5 Bedrooms | 2 Full 2 Half Baths–4.5 Bathrooms | 2-Bay Garage



OPT. SLIDING GLASS DOOR



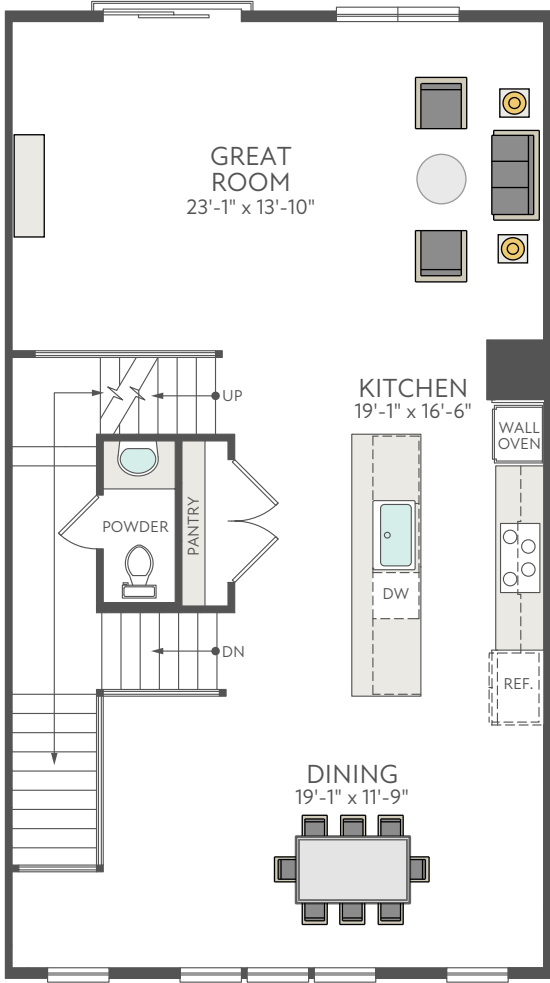
OPT. BEDROOM WITH FULL BATH



OPT. GENSMART® SUITE

Lyra Second Floor

3,185-3,205 Sq Ft | 4-5 Bedrooms | 2 Full 2 Half Baths-4.5 Bathrooms | 2-Bay Garage



SECOND FLOOR

Lyra Second Floor Additional Options

3,185–3,205 Sq Ft | 4–5 Bedrooms | 2 Full 2 Half Baths–4.5 Bathrooms | 2-Bay Garage



OPT. PANTRY CABINETS
AT SECOND FLOOR PLAN



OPT. 4-PANEL SLIDING GLASS DOOR



OPT. BUILT-IN
BOOKCASES



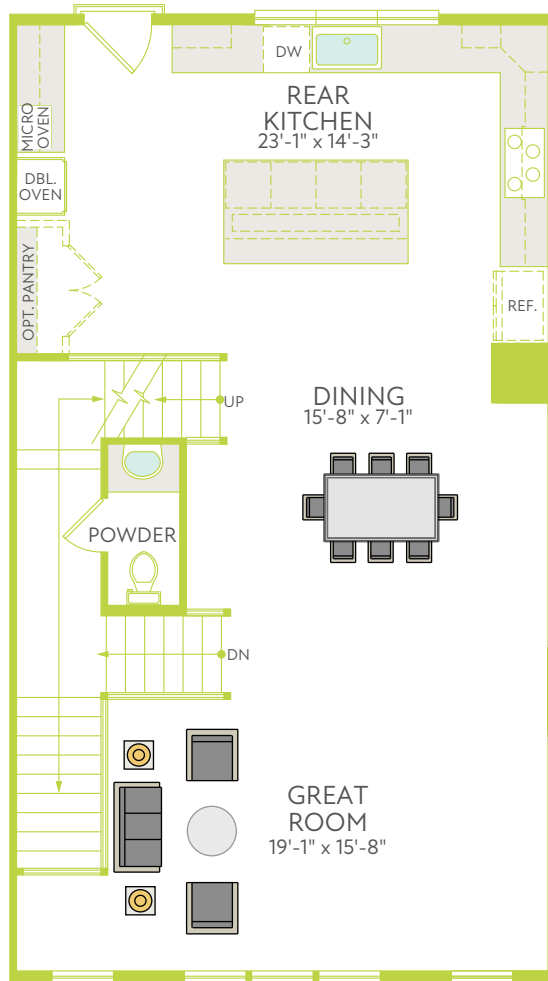
OPT. FIREPLACE



OPT. PANTRY CABINETS

Lyra Second Floor Additional Options

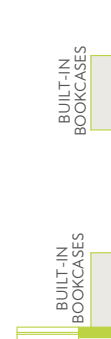
3,185–3,205 Sq Ft | 4–5 Bedrooms | 2 Full 2 Half Baths–4.5 Bathrooms | 2-Bay Garage



OPT. REAR KITCHEN



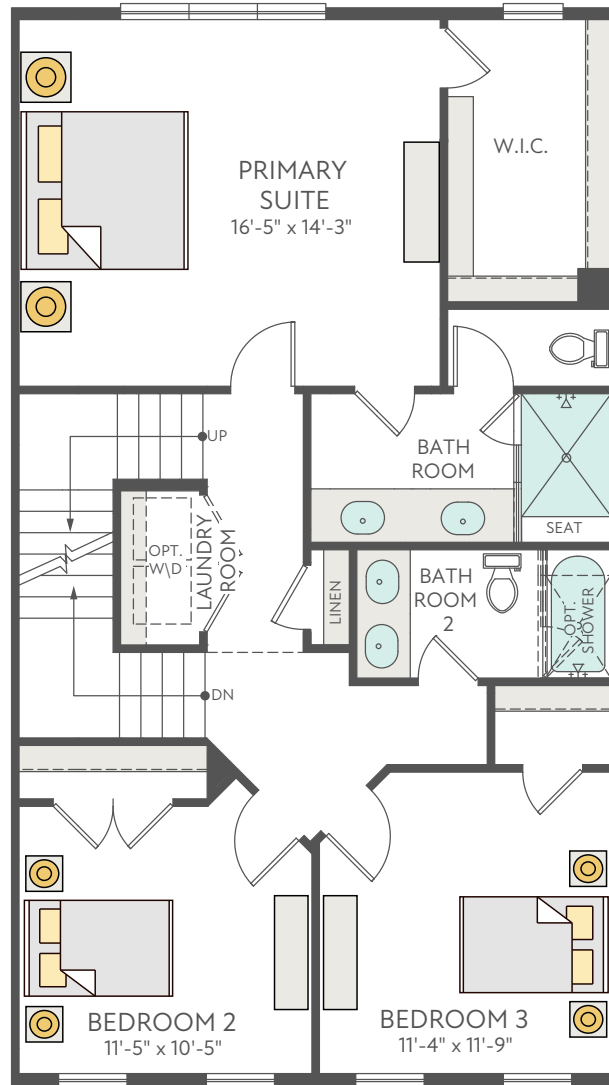
OPT. FIREPLACE
AT REAR KITCHEN



OPT. BUILT-IN BOOKCASES
AT REAR KITCHEN

Lyra Third Floor

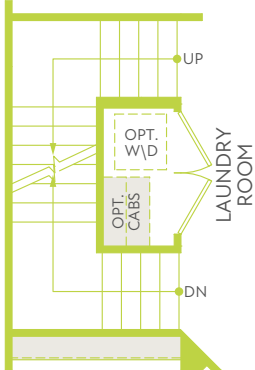
3,185–3,205 Sq Ft | 4–5 Bedrooms | 2 Full 2 Half Baths–4.5 Bathrooms | 2-Bay Garage



THIRD FLOOR

Lyra Third Floor Additional Options

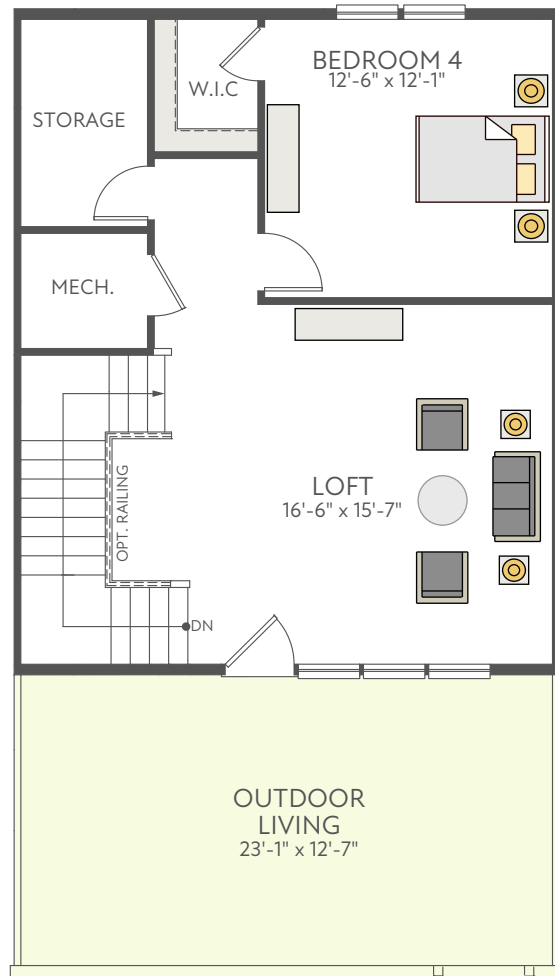
3,185-3,205 Sq Ft | 4-5 Bedrooms | 2 Full 2 Half Baths-4.5 Bathrooms | 2-Bay Garage



OPT. STACKED WASHER/DRYER AT LAUNDRY

Lyra Fourth Floor

3,185–3,205 Sq Ft | 4–5 Bedrooms | 2 Full 2 Half Baths–4.5 Bathrooms | 2-Bay Garage



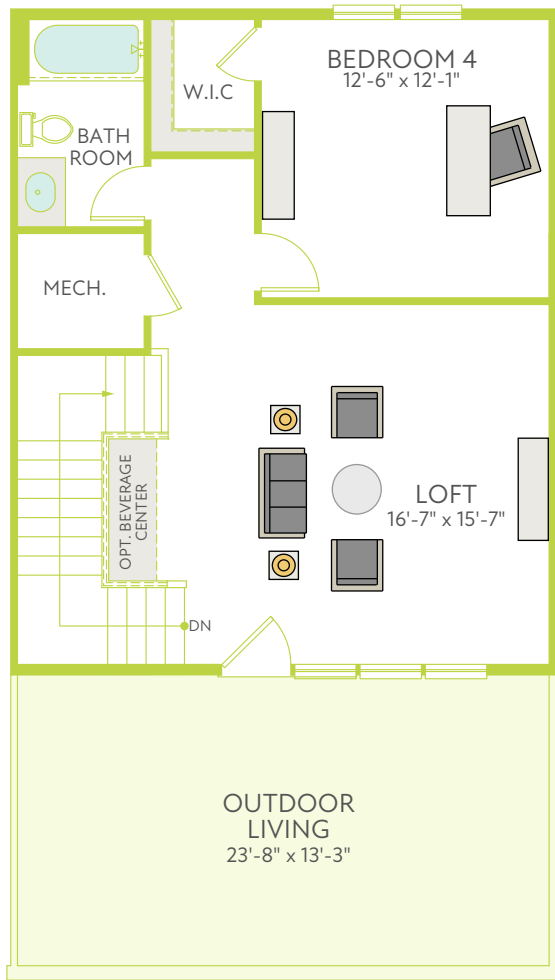
FOURTH FLOOR

Lyra Fourth Floor Additional Options

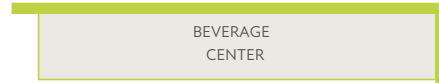
3,185–3,205 Sq Ft | 4–5 Bedrooms | 2 Full 2 Half Baths–4.5 Bathrooms | 2-Bay Garage



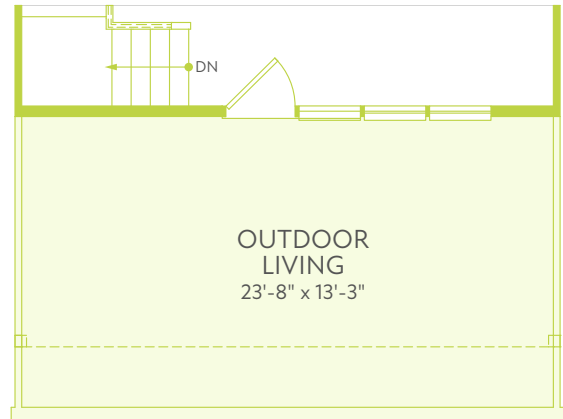
OPT. 4-PANEL SLIDING GLASS DOOR



OPT. FULL BATH AT 4TH LEVEL



OPT. BEVERAGE CENTER



OPT. COVERED TERRACE

INCLUDED FEATURES

Polaris Square

CURB APPEAL

- ▶ Exterior styles featuring a mix of brick and James Hardie siding
- ▶ Therma Tru entry door with matte black hardware
- ▶ 2-bay garage with garage door opener
- ▶ Rooftop terrace

THE DETAILS

- ▶ 10' ceilings on the main living level and 9' ceilings on all other levels
- ▶ Hard Surface on staircase (Engineered Wood or upgraded LVP flooring in home) from the lower level to the to the main living level and main living level to the bedroom level
- ▶ Shaw 3/4"engineered hardwood flooring on the main living level, lower level and second floor hall
- ▶ Choice of 2-panel or 5-panel interior doors
- ▶ Schlage Latitude Lever in chrome door hardware
- ▶ White wood closet shelving

BEAUTIFUL BATHROOMS & LAUNDRIES

- ▶ Primary Bath
 - Luxurious walk-in shower with tiled shower pan
 - 12"x24" Ceramic tile floor and 12"x12" wall tile to ceiling
 - Designer cabinets with choice of finishes
 - Vanities with double sinks & quartz countertops
 - Delta chrome fixtures
 - Elongated toilet
- ▶ Powder Room
 - Pedestal sink with Delta chrome fixture
 - Elongated toilet
- ▶ Secondary Baths
 - Designer cabinets with choice of finishes
 - Vanity with granite countertops & Delta chrome fixture
 - Elongated toilet
 - 12"x12" Ceramic tile floors and 3"x6" wall
- ▶ Laundry room on bedroom level

KITCHEN ENVY

- ▶ 42" upper designer cabinets with choice of finishes
- ▶ Large kitchen island
- ▶ Quartz countertops with choice of colors
- ▶ KitchenAid Stainless Steel appliances including built-in French Door refrigerator, gas cooktop, ENERGY STAR dishwasher, single wall oven, and built-in microwave
- ▶ Stainless steel undermount kitchen sink
- ▶ Delta Essa Touch faucet

DISTINCTIVELY INTELLIGENT

- ▶ HomeSmart® package includes the following devices:
 - Eero 6+ Router
 - Cat6 wiring
 - Schlage Encode front door lock
 - Ring Pro doorbell
 - Liftmaster® garage door opener with two remotes
 - 2 Leviton® WiFi smart switches (front door & foyer)
 - Ecobee3 Lite thermostat (Location per plan)

ENERGY AND EARTH FRIENDLY

- ▶ Low-e black exterior/white interior vinyl windows
- ▶ Energy Efficient Carrier® HVAC with gas heat and humidifier
- ▶ Rinnai Tankless Water Heater
- ▶ Merv 13 air filter
- ▶ Whole home surge protection
- ▶ Finished garage
- ▶ Electrical conduit rough in for future car charger



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. © 2023 Tri Pointe Homes, Inc. All rights reserved. For State Licensing and Notices, see <https://www.tripointehomes.com/statelicensenotices>. 08/2023



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.