

tri pointe®
HOMES

The adventure begins.

Big life changes? Bring it on. Two-story homes at Alder grow with you—and look amazing every step of the way. Build the life you've dreamed of, inspired by natural wonders so close by, you might as well keep your hiking boots in the car.



tri pointe® HOMES

Alder Plans 1 - 4

1,889 - 2,765 sq ft | 3 - 5 Bedrooms | 2.5 - 4 Baths | 2 Bay Garages

Life-changing by Design

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Alder Plan 1

1,889 sq ft | 3 Bedrooms | 2.5 Baths | 2 Bay Garage



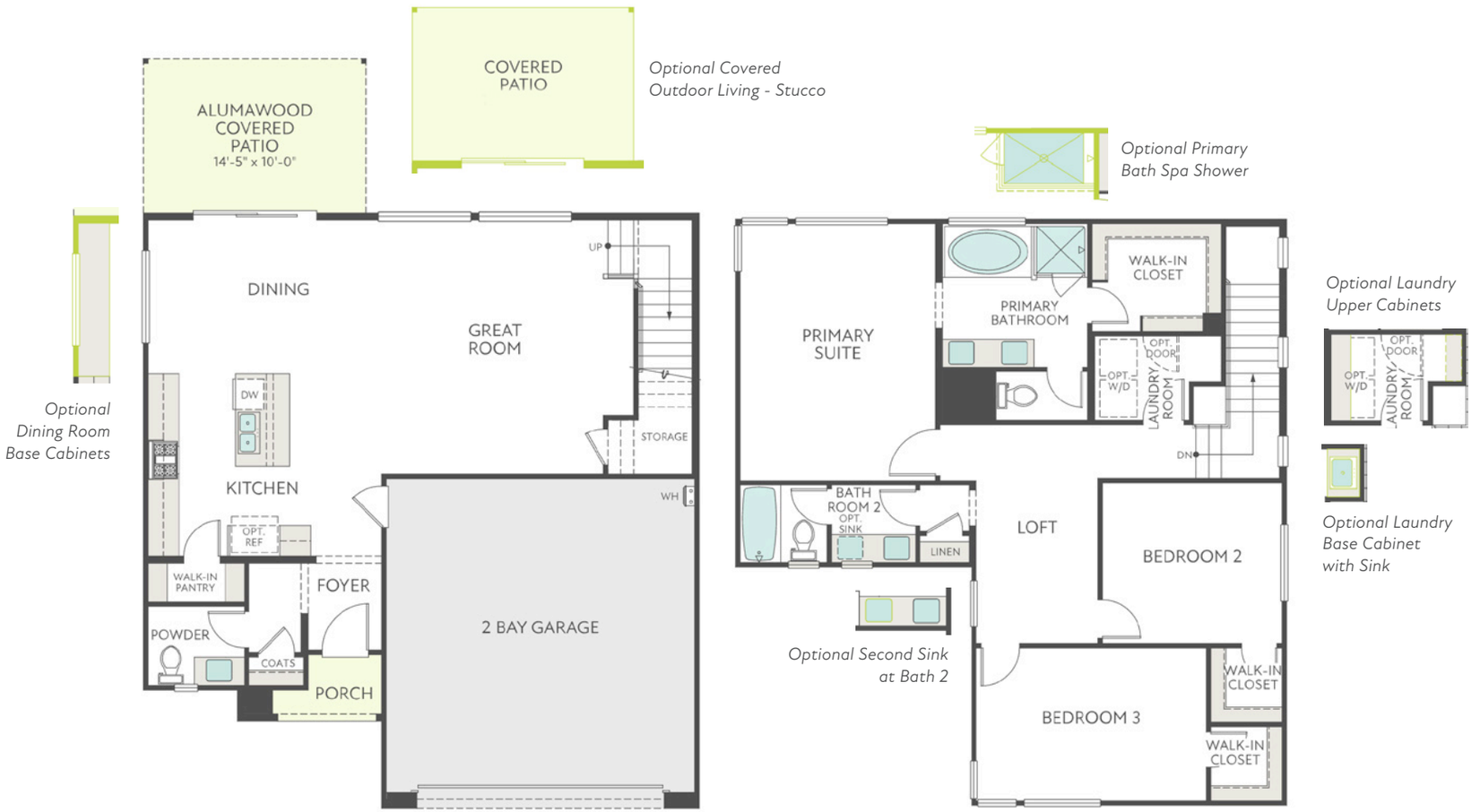
1A MODERN SPANISH



1B MODERN



1C CONTEMPORARY



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Alder Plan 2

2,350 sq ft | 3 Bedrooms | 2.5 Baths | 2 Bay Garage



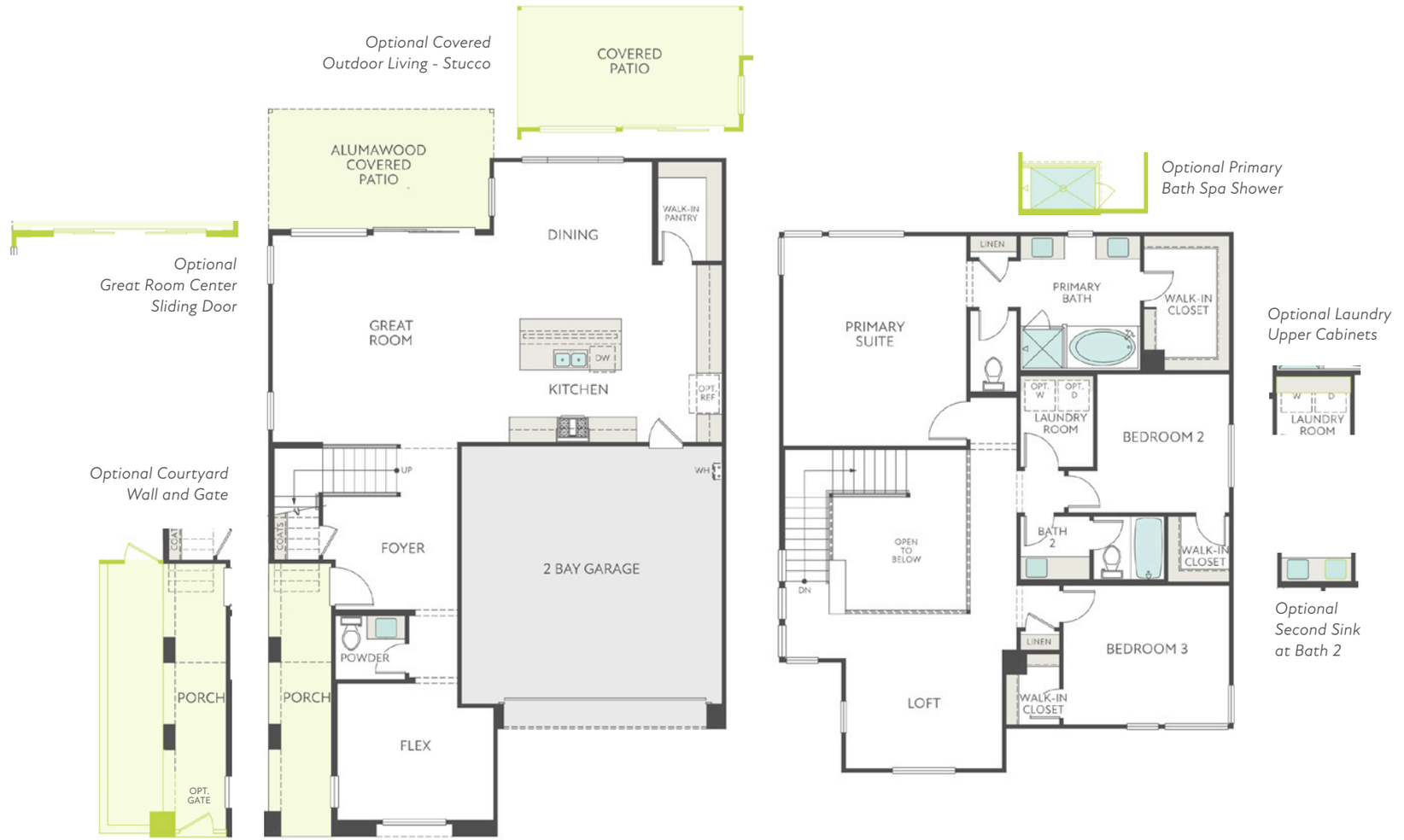
2A MODERN SPANISH



2B MODERN



2C CONTEMPORARY



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Alder Plan 3

2,640 sq ft | 3 - 4 Bedrooms | 2.5 - 3 Baths | 2 Bay Garage



3A MODERN SPANISH



3B MODERN



3C CONTEMPORARY



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Alder Plan 4

2,765 sq ft | 3 - 5 Bedrooms | 3 - 4 Baths | 2 Bay Garage



4A MODERN SPANISH



4B MODERN



4C CONTEMPORARY



Optional Covered Outdoor Living - Stucco

Optional Great Room Center Sliding Door

Optional Flex Space



Optional Primary Bath Spa Shower

Optional Laundry Upper Cabinets

Optional Laundry Base Cabinet with Sink

Optional Second Sink at Bath 2

Optional Bedroom 5 with Bath 4

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Alder

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
- Alumawood covered patio

THE DETAILS

- 6’8” standard interior doors
- 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
- 8’ tall Primary Bedroom Door
- 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
- Fiberglass tub shower unit in primary bath

ENERGY AND EARTH FRIENDLY

- Ceiling fan prewires in great room and primary bedroom
- Energy effcient heating and air conditiong 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 oulet
- 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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LIVING SMART®

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:

tri pointe HOMES

	INCLUDED	AVAILABLE
HEALTH SMART	▸ Low-formaldehyde insulation ▸ Low VOC interior paint ▸ MERV 13 air filters to reduce airborne contaminants	▸ Low VOC interior paint packages ▸ Central vacuum system, promoting indoor air quality ▸ Reverse osmosis water system at kitchen
ENERGY SMART	▸ 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	▸ GE® ENERGY STAR® washing machines, dryers, and refrigerators ▸ Additional LED lighting
EARTH SMART	▸ Plush, stain-resistant carpeting made from recycled material ▸ Engineered wood products ▸ Engineered, insulated entry doors	▸ Low-fiber flooring using material from quickly rejuvenating managed forests ▸ Convenient recycling center in kitchen
WATER SMART	▸ Delta WaterSense® labeled faucets ▸ GE® ENERGY STAR® dishwasher in kitchens ▸ Water-efficient toilets ▸ Drought tolerant landscaping ▸ Smart irrigation clock ▸ Tankless water heater	▸ Recirculation capable tankless water heater
HOME SMART.	▸ 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 ▸ USB charging outlet in two locations	▸ 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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